

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
12/26/2023
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 09-2023 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> VACANT	Review/Ratify 09-2023 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 125,109.54
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 80,642.18
<input type="checkbox"/> Sara Robison	Family:	\$ 70,830.38
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 26,886.54
<u>Excused:</u>	HCV:	\$ 107,560.26
	Brentwood:	\$ 33,509.72
	Prairieland:	\$ 34,481.75
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00
	Capital Fund 2023:	\$ 0.00
	Review/Ratify 10-2023 Financial Reports	Chairperson Hawkinson
	Review/Ratify 10-2023 Claims and Bills	Chairperson Hawkinson
	COCC:	\$ 129,673.15
	Moon Towers:	\$ 76,127.55
	Family:	\$ 100,874.06
	Bluebell:	\$ 16,858.37
	HCV:	\$ 105,901.12
	Brentwood:	\$ 32,115.49
	Prairieland:	\$ 28,949.66
	Capital Fund 2020:	\$ 193,325.05
	Capital Fund 2021:	\$ 242,650.57
	Capital Fund 2022:	\$ 113,515.75
	Capital Fund 2023:	\$ 350,000.00

board agenda

Review/Ratify 11-2023 Financial Reports	Chairperson Hawkinson
Review/Ratify 11-2023 Claims and Bills	Chairperson Hawkinson
COCC:	\$ 139,218.66
Moon Towers:	\$ 86,959.36
Family:	\$ 92,298.10
Bluebell:	\$ 20,398.34
HCV:	\$ 107,497.74
Brentwood:	\$ 26,736.10
Prairieland:	\$ 29,039.62
Capital Fund 2020:	\$ 31,490.50
Capital Fund 2021:	\$ 469,415.25
Capital Fund 2022:	\$ 28,583.00
Capital Fund 2023:	\$ 0.00

Public Comment	Open
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Old Business	None
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New Business	Review/Approve Pay Request #20 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Pay Request #3 to Hein Construction – 504 Modification Phase 4	Derek Antoine
	Review/Approve Pay Request #4 to Hein Construction – 504 Modification Phase 4	Derek Antoine
	Review/Approve Pay Request #5 to Hein Construction – 504 Modification Phase 4	Derek Antoine
	Review/Approve Pay Request #2 to Hein Construction – CCP Drainage Project	Derek Antoine
	Review/Approve Resolution 2023-11 Q2 Uncollectible Debt Charge-Offs FYE 03-31-2024	Derek Antoine
	Review/Approve Resolution 2023-12 Revision to PHA Plan Submission for FYE 03/31/2024	Derek Antoine
	Review/Approve Resolution 2023-13 SAC Application for Disposition of 525/527 Iowa Ct	Derek Antoine

board agenda

Review/Approve Resolution 2023-14 Adoption of Certifications of Compliance with PHA Plan Submission for FYE 03/31/2025	Derek Antoine
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Reports

Executive Director's Report – No Report	Derek Antoine
KCHA Legal Counsel Report – 11-2023	Jack Ball

Other Business

Commissioner/Resident Commissioner	Derek Antoine
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Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
September 26, 2023**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held at the Moon Towers Board Room. Roll call was taken, and the following Commissioners were present:

PRESENT: LaToya Carson
 Jared Hawkinson
 Joseph Riley
 Sara Robison
 Dena May Turner

EXCUSED: Joey Range

ABSENT:

Also, present were Derek Antoine, Executive Director; Cheryl Lefler, Assistant Director; Lee Lofing, Finance Coordinator; Jack Ball, Legal Counsel; and Deloris Beford, guest.

Chairperson Hawkinson called the meeting to order at 4:06 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Turner made a motion to approve the previous meeting minutes as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the July 2023 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for July 2023 as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

July 2023 claims against the HA Administration in the sum of \$476,568.11; Central Office Cost Center in the sum of \$102,755.44; Moon Towers in the sum of \$83,687.28; Family in the sum of \$106,080.49; Bluebell in the sum of \$24,422.21; Housing Choice Voucher Program in the sum of \$110,171.58; Brentwood (A.H.P.) in the sum of \$27,218.96; Prairieland (A.H.P.) in the sum of \$22,232.15; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for July 2023; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the August 2023 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for August 2023 as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

August 2023 claims against the HA Administration in the sum of \$589,014.37; Central Office Cost Center in the sum of \$120,323.62; Moon Towers in the sum of \$96,365.54; Family in the sum of \$184,867.71; Bluebell in the sum of \$20,301.91; Housing Choice Voucher Program in the sum of \$104,846.54; Brentwood (A.H.P.) in the sum of \$31,188.80; Prairieland (A.H.P.) in the sum of \$31,120.25; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for August 2023; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to Review and Approve Contract Extension - Legal Services. Mr. Antoine referred to the memo that outlined his recommendation to approve a contract with Jack P. Ball, Esquire for a period of one year, effective retroactively from 09/01/2023 to 08/31/2024 at the expense of \$800.00 monthly, \$9,600.00. After brief discussion, Commissioner Riley made a motion to close nominations and cast a unanimous ballot for Commissioner Turner to approve a contract with Jack P. Ball, Esquire for a period of one year, effective retroactively from 09/01/2023 to 08/31/2024 at the expense of \$800.00 monthly, \$9,600.00; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Commissioner Riley arrived at the meeting at 4:19 p.m.

Mr. Antoine asked the Board to Review and Approve Disposition of 525/527 Iowa Court. As outlined in the Board memo, Mr. Antoine has proposed using 525/527 Iowa Court as the permanent location for the winter warming shelter in conjunction with the Salvation Army and the City of Galesburg. To do so, the Department of Housing and Urban Development would require the building to be removed from the public housing inventory. There is an application process for this disposition, which the Knox County Housing Authority intends to initiate as of October 1, 2023. Mr. Antoine asked for board approval to get the process started. After brief discussion, Commissioner Carson made a motion to approve Disposition of 525/527 Iowa Court; Commissioner Robison seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #2 to Hein Construction - 504 Modification Phase 4. Mr. Antoine and Ms. Lefler reported that playground construction is well underway as is the new pavilion at Bluebell Tower. The Moon Towers roof replacement will start the last week of September. Alliance Architecture was on site for visits and has reviewed and signed approval for this pay request. After brief discussion, Commissioner Carson made a motion to approve Pay Request #2 to Hein Construction - 504 Modification Phase 4 in the amount of \$493,290.87; Commissioner Turner seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #1 to Hein Construction - CCP Drainage Project. Mr. Antoine and Ms. Lefler reported that the work to install a new drainage swale and retaining wall have been completed. Some remaining site work remains to be finished. Alliance Architecture was on site for visits and has reviewed and signed approval for this pay request. After brief discussion, Commissioner Robison made a motion to approve Pay Request #1 to Hein Construction - CCP Drainage Project in the amount of \$47,000.00; Commissioner Riley seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-07 Adoption of LIPH Utility Allowance Schedule for FFY 2024. Mr. Antoine

reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-07 Adoption of LIPH Utility Allowance Schedule for FFY 2024; Commissioner Turner seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-08 Adoption of HCVP Utility Allowance Schedule for FFY 2024. Mr. Antoine reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-07 Adoption of HCVP Utility Allowance Schedule for FFY 2024; Commissioner Riley seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-09 Adoption of Public Housing Flat Rent Schedule for FFY 2024. Mr. Antoine reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Riley made a motion to approve Resolution 2023-07 Adoption of Public Housing Flat Rent Schedule for FFY 2024; Commissioner Carson seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Commissioner Turner left the meeting at 4:45 p.m.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-10 Adoption of Housing Choice Voucher Payment Standard Schedule for FFY 2024. Mr. Antoine reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-07 Adoption of Housing Choice Voucher Payment Standard Schedule for FFY 2024; Commissioner Robison seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine reviewed the Executive Director's report indicating that all was status quo for the month. There were no questions regarding the

report.

Mr. Ball reviewed the Legal Counsel Report at the meeting. There were no questions regarding the report.

OTHER BUSINESS

Mr. Antoine reported that the search for a resident commissioner would need to continue as the last potential candidate did not work out.

The Executive Director performance appraisal will begin to be conducted at this meeting.

EXECUTIVE SESSION

Commissioner Riley made a motion at 4:52 p.m. to go into Executive Session for the purpose of Personnel Discussion - Executive Director Performance Appraisal; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

Commissioner Riley made a motion at 5:01 p.m. to return to regular session; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

REGULAR SESSION

Commissioner Riley made a motion to recommend a salary increase of 3.7% retroactive to April 1, 2023, for Mr. Antoine; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 5:02 p.m.; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>		<u>Sep-23</u>	<u>Current YTD</u>		
Operating Income		\$119,162.43	\$725,715.42		
Operating Expenses		\$131,290.16	\$792,487.09		
Net Revenue Income/(Loss)		(\$12,127.73)	(\$66,771.67)	COCC - Cash, Investments, A/R, & A/P	\$896,696
<hr/>					
<u>MOON TOWERS</u>		<u>Sep-23</u>	<u>Current YTD</u>		
Operating Income		\$87,910.57	\$541,968.78	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses		\$80,642.18	\$486,278.42	Minimum Reserve Position	\$ 324,186
Net Revenue Income/(Loss)		\$7,268.39	\$55,690.36	Over/(Under) Minimum Reserve Position	\$355,783
<hr/>					
<u>FAMILY SITES</u>		<u>Sep-23</u>	<u>Current YTD</u>		
Operating Income		\$111,211.62	\$628,777.31	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses		\$70,830.38	\$724,875.73	Minimum Reserve Position	\$ 483,250
Net Revenue Income/(Loss)		\$40,381.24	(\$96,098.42)	Over/(Under) Minimum Reserve Position	\$519,704
<hr/>					
<u>BLUEBELL</u>		<u>Sep-23</u>	<u>Current YTD</u>		
Operating Income		\$24,902.91	\$160,735.78	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses		\$26,886.54	\$126,359.05	Minimum Reserve Position	\$ 84,239
Net Revenue Income/(Loss)		(\$1,983.63)	\$34,376.73	Over/(Under) Minimum Reserve Position	\$131,872

Monthly Notes:

- For income: COCC billed out \$44,229.19 for maintenance labor charges and received \$73,890.19 from fees: \$41,450.19 for management fees, \$4,240 for asset management fees; \$5,760 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The properties received \$134,233 in subsidy from HUD with Moon receiving \$47,137; Family \$78,053; and Bluebell \$9,043.
- Expenses worth noting was the purchase of two ID printers (one for MT & BB, one for Family), installation of furnace/ac units, and the agency received an insurance reimbursement check totalling \$63,450.34 from AHRMA and \$62,303.84 was applied to Family's supply and contract accounts for work done to repair units that were flooded.
- As for the month, COCC and Bluebell ended up in the red with Moon and Family staying in the black. Overall Moon and Bluebell remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>		<u>Sep-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>		<u>Sep-23</u>	<u>Current YTD</u>
Operating Income		\$38,375.80	\$218,705.87	Operating Income		\$32,162.97	\$191,111.06
Operating Expenses		\$34,229.72	\$231,714.28	Operating Expenses		\$35,131.75	\$174,134.27
Net Revenue Income/(Loss)		\$4,146.08	(\$13,008.41)	Net Revenue Income/(Loss)		(\$2,968.78)	\$16,976.79
Brentwood's Cash, Investments, A/R, & A/P	\$	339,237.19		PrairieLand's Cash, Investments, A/R, & A/P	\$	(124,392.36)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$	199,167.63		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$	267,990.65	
BW's Available Cash	\$	140,069.56		PL's Available Cash	\$	143,598.29	

Monthly Notes:

- For Income: Brentwood received \$37,804.5 in tenant income while Prairieland's received \$25,527 in tenant income.
- Expenses worth noting for the month was the replacement of flooring in a unit at Prairieland.
- Brentwood was in the black for the month while Prairieland was in the red but remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$29,924.26	\$98,451.92
Operating Expenses	\$19,565.75	\$106,304.48
Net Revenue Income/(Loss)	\$10,358.51	(\$7,852.56)

<u>HAP</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$88,644.00	\$491,478.00
Operating Expenses	\$88,030.50	\$528,947.30
Net Revenue Income/(Loss)	\$613.50	(\$37,469.30)

Unrestricted Net Position (UNP)

Prior Month Balance	\$7,432.25
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$9,665.51
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$17,097.76

Restricted Net Position (RNP)

Prior Month Balance	\$ -
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$76.00
Adjustment/Transfer from COCC or UNP	\$ (76.00)
RNP Ending Balance per VMS	\$ -

Monthly Notes:

- HCV received \$29,052 in admin fee subsidy from HUD and shows an decrease in revenue of \$10,358.51 for the month with unrestricted net position showing a balance of \$17,097.76.

Monthly Notes:

- HCV received \$87,777 in HAP subsidy and had a increase in revenue of \$613.50. Restricted Net Position shows a balance of \$0. RNP has been offset by UNP and the agency is working with HUD on utilizing our HUD Held Reserves to help fund the program.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$ 871.00	\$ 5,776.00
Operating Expenses	\$ 533.82	\$ 3,581.27
Net Revenue Income/(Loss)	\$337.18	\$2,194.73

<u>HAP</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$ 5,029.00	\$ 41,710.00
Operating Expenses	\$ 6,338.00	\$ 41,789.00
Net Revenue Income/(Loss)	(\$1,309.00)	(\$79.00)

EHV (UNP)

Prior Month Balance	\$ 18,885.37
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 337.18
EHV UNP Ending Balance	\$19,222.55

EHV (RNP)

Prior Month Balance	\$ 5,682.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (1,617.00)
RNP Ending Balance per VMS	\$4,065.00

Monthly Notes:

- EHV received \$436 in admin fee subsidy from HUD and an decrease in revenue of \$137.79 for the month.

Monthly Notes:

- EHV received \$8,146 in HAP subsidy and had an increase in revenue of \$2,129.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Sep-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 98,649.11
Family Sites	\$ -	\$ 291,601.35
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 523,809.64

Tenant Online Payments

<u>Property Sites</u>	<u>Sep-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 4,047.00	\$ 19,798.25
Family Sites	\$ 6,584.53	\$ 31,674.68
Bluebell	\$ 883.00	\$ 6,029.00
Brentwood	\$ 4,198.00	\$ 28,979.00
Prairieland	\$ 3,037.00	\$ 18,629.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 18,749.53	\$ 112,170.93

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Sep-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 9,031.21
Family Sites	\$ 366.16	\$ 83,467.97
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ 43.00	\$ 13,337.10
Total	\$ 409.16	\$ 126,251.98

Monthly Bad Debt Reported **\$0.00**

Historical Bad Debt **\$1,156,840.22**

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$126,251.98	\$ 29,325.75
	13.45%	2.53%

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - COCC
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	90.00	90.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,450.19	-45,700.00	4,249.81	-274,200.00	-249,457.01	-548,400.00	-54.51
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-75,748.50	0.00	-151,497.00	-100.00
Total Line 70710	-41,450.19	-58,324.75	16,874.56	-349,948.50	-249,457.01	-699,897.00	-64.36
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,760.00	-5,822.00	62.00	-34,932.00	-34,785.00	-69,864.00	-50.21
Total Line 70730	-5,760.00	-5,822.00	62.00	-34,932.00	-34,785.00	-69,864.00	-50.21
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-480.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-63,600.00	-63,600.00	-127,200.00	-50.00
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-35,370.00	-35,340.00	-70,740.00	-50.04
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-27,150.00	-17,670.00	-54,300.00	-67.46
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-126,120.00	-117,090.00	-252,240.00	-53.58
70700 TOTAL FEE REVENUE	-73,890.19	-89,406.75	15,516.56	-536,440.50	-426,772.01	-1,072,881.00	-60.22
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,042.74	-20.83	-1,021.91	-124.98	-3,493.49	-250.00	1,297.40
10-1-000-000-3610.023 Interest Income - HRA	-0.31	0.00	-0.31	0.00	-0.72	0.00	
Total Line 71100	-1,043.05	-20.83	-1,022.22	-124.98	-3,494.21	-250.00	1,297.68
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-1,200.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.001 Maint Labor Income	-44,229.19	0.00	-44,229.19	0.00	-100,143.29	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-10,999.98	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-12,750.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-55.02	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-29,074.98	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	-1,220.83	1,220.83	-7,324.98	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-9,825.00	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-21,600.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-1,500.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-29,125.02	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Maint Inc	0.00	-27,912.50	27,912.50	-167,475.00	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-180.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	-28,141.96	0.00	
Total Line 71500	-44,229.19	-48,518.33	4,289.14	-291,109.98	-295,449.20	-582,220.00	-49.25
TOTAL OTHER REVENUE	-45,272.24	-48,539.16	3,266.92	-291,234.96	-298,943.41	-582,470.00	-48.68
70000 TOTAL REVENUE	-119,162.43	-137,945.91	18,783.48	-827,675.46	-725,715.42	-1,655,351.00	-56.16

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	34,851.00	37,000.00	-2,149.00	222,000.00	208,491.80	444,000.00	-53.04
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	21,499.98	2,000.00	43,000.00	-95.35
Total Line 91100	34,851.00	40,583.33	-5,732.33	243,499.98	210,491.80	487,000.00	-56.78
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	499.98	50.00	1,000.00	-95.00
Total Line 91400	0.00	83.33	-83.33	499.98	50.00	1,000.00	-95.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	11,652.54	12,058.33	-405.79	72,349.98	75,943.21	144,700.00	-47.52
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	3,300.00	3,479.00	6,600.00	-47.29
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	3,250.02	0.00	6,500.00	-100.00
Total Line 91500	12,232.57	13,150.00	-917.43	78,900.00	79,422.21	157,800.00	-49.67
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	4,999.98	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	526.78	625.00	-98.22	3,750.00	3,261.56	7,500.00	-56.51
10-1-000-000-4190.000 Other Sundry	0.00	1,000.00	-1,000.00	6,000.00	2,604.98	12,000.00	-78.29
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	3,600.00	3,150.00	7,200.00	-56.25
10-1-000-000-4190.100 Postage	578.03	250.00	328.03	1,500.00	1,803.80	3,000.00	-39.87
10-1-000-000-4190.200 Office Supplies	278.35	166.67	111.68	1,000.02	671.53	2,000.00	-66.42
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,000.02	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	0.00	62.50	-62.50	375.00	802.36	750.00	6.98
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	600.00	41.00	1,200.00	-96.58
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	900.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,200.00	929.90	2,400.00	-61.25
10-1-000-000-4190.550 Computers	0.00	166.67	-166.67	1,000.02	3,807.77	2,000.00	90.39
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	4,715.64	250.00	4,465.64	1,500.00	6,727.64	3,000.00	124.25
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	1,500.00	1,265.43	3,000.00	-57.82
10-1-000-000-4190.850 IT Support	0.00	1,500.00	-1,500.00	9,000.00	3,033.00	18,000.00	-83.15
Total Line 91600	7,095.54	6,341.67	753.87	38,050.02	29,073.02	76,100.00	-61.80
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	4,800.00	4,000.00	9,600.00	-58.33
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	4,800.00	4,000.00	9,600.00	-58.33
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,000.00	-1,000.00	6,000.00	7,875.07	12,000.00	-34.37
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	4,500.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	96.61	0.00	96.61	0.00	146.13	0.00	
Total Line 91800	96.61	1,750.00	-1,653.39	10,500.00	9,136.60	21,000.00	-56.49
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	319.86	200.00	119.86	1,200.00	1,976.99	2,400.00	-17.63
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-58.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	0.00	1,063.17	0.00	6,964.02	0.00	
10-1-000-000-4190.950 Background Verif	24.62	0.00	24.62	0.00	73.86	0.00	

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	0.00	266.67	-266.67	1,600.02	15,384.20	3,200.00	380.76
Total Line 91900	1,407.65	741.67	665.98	4,450.02	24,341.04	8,900.00	173.49
91000 TOTAL OPERATING EXPENSE - Admin	56,483.37	63,700.00	-7,216.63	382,200.00	356,514.67	764,400.00	-53.36
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	150.00	101.28	300.00	-66.24
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	90.00	76.94	180.00	-57.26
10-1-000-000-4320.000 Electric	404.12	375.00	29.12	2,250.00	1,567.96	4,500.00	-65.16
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	1,200.00	350.10	2,400.00	-85.41
Total Line 93100, 93200, 93300, 93600	438.33	615.00	-176.67	3,690.00	2,096.28	7,380.00	-71.60
93000 TOTAL UTILITIES EXPENSES	438.33	615.00	-176.67	3,690.00	2,096.28	7,380.00	-71.60
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,987.30	38,166.67	-179.37	229,000.02	225,451.31	458,000.00	-50.77
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	31,549.98	32,999.90	63,100.00	-47.70
10-1-000-000-4410.100 Maint Labor - OT	1,903.29	1,575.00	328.29	9,450.00	9,614.28	18,900.00	-49.13
Total Line 94100	45,275.19	45,000.00	275.19	270,000.00	268,065.49	540,000.00	-50.36
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	60.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	67.78	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	20.83	-20.83	124.98	472.06	250.00	88.82
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	1,730.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	199.98	175.92	400.00	-56.02
Total Line 94200	0.00	84.99	-84.99	509.94	2,973.43	1,020.00	191.51
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	225.00	184.80	450.00	-58.93
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	642.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
Total Line 94300 - (sub accts)	0.00	79.17	-79.17	475.02	826.80	950.00	-12.97
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	16,910.47	13,375.00	3,535.47	80,250.00	86,365.82	160,500.00	-46.19
10-1-000-000-4410.510 Maint Admin Benefits	2,586.74	2,625.00	-38.26	15,750.00	15,582.94	31,500.00	-50.53
Total Line 94500	19,497.21	16,000.00	3,497.21	96,000.00	101,948.76	192,000.00	-46.90
94000 TOTAL MAINTENANCE EXPENSE	64,772.40	61,164.16	3,608.24	366,984.96	373,814.48	733,970.00	-49.07

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,166.67	-196.17	25,000.02	25,808.25	50,000.00	-48.38
10-1-000-000-4481.500 Safety/Security Benefits	2,259.94	2,375.00	-115.06	14,250.00	13,960.04	28,500.00	-51.02
Total Line 95100	6,230.44	6,541.67	-311.23	39,250.02	39,768.29	78,500.00	-49.34
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	132.97	75.00	57.97	450.00	897.47	900.00	-0.28
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	132.97	75.00	57.97	450.00	897.47	900.00	-0.28
95000 TOTAL PROTECTIVE SERVICES EXP	6,363.41	6,616.67	-253.26	39,700.02	40,665.76	79,400.00	-48.78
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	588.00	568.50	1,176.00	-51.66
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	225.00	218.52	450.00	-51.44
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	14,130.00	13,862.16	28,260.00	-50.95
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	14,943.00	14,649.18	29,886.00	-50.98
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	96.00	89.10	192.00	-53.59
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	4,500.00	4,357.62	9,000.00	-51.58
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	306.00	300.00	612.00	-50.98
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.12	817.00	-25.88	4,902.00	4,746.72	9,804.00	-51.58
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	19,845.00	19,395.90	39,690.00	-51.13
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	131,290.16	135,820.00	-4,529.84	814,920.00	792,487.09	1,629,840.00	-51.38
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	12,127.73	-2,125.91	14,253.64	-12,755.46	66,771.67	-25,511.00	-361.74

MISCELLANEOUS EXPENSE

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	4,590.00	4,563.00	9,180.00	-50.29
Total Line 97400	760.50	765.00	-4.50	4,590.00	4,563.00	9,180.00	-50.29
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	4,590.00	4,563.00	9,180.00	-50.29
90000 TOTAL EXPENSES	132,050.66	136,585.00	-4,534.34	819,510.00	797,050.09	1,639,020.00	-51.37
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	12,888.23	-5,777.58	18,665.81	-34,665.48	82,092.43	-69,331.00	-218.41

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,062.00	1,062.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,416.00	-33,583.33	-3,832.67	-201,499.98	-222,396.00	-403,000.00	-44.81
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,416.00	-33,583.33	-3,832.67	-201,499.98	-222,396.00	-403,000.00	-44.81
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	378.00	-291.67	669.67	-1,750.02	234.99	-3,500.00	-106.71
10-1-000-001-3690.100 Late Fees	-570.00	-375.00	-195.00	-2,250.00	-3,645.00	-4,500.00	-19.00
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-4.17	4.17	-25.02	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-604.76	-1,041.67	436.91	-6,250.02	-5,157.01	-12,500.00	-58.74
10-1-000-001-3690.160 Vending Machine Inc	0.00	-125.00	125.00	-750.00	-442.21	-1,500.00	-70.52
10-1-000-001-3690.180 Labor	-1,062.50	-1,000.00	-62.50	-6,000.00	-4,786.75	-12,000.00	-60.11
10-1-000-001-3690.200 Materials	-87.75	-300.00	212.25	-1,800.00	-1,368.30	-3,600.00	-61.99
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,947.01	-3,137.51	1,190.50	-18,825.06	-15,164.28	-37,650.00	-59.72
70500 TOTAL TENANT REVENUE	-39,363.01	-36,720.84	-2,642.17	-220,325.04	-237,560.28	-440,650.00	-46.09
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-47,137.00	-47,495.83	358.83	-284,974.98	-299,154.00	-569,950.00	-47.51
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-47,137.00	-47,495.83	358.83	-284,974.98	-299,154.00	-569,950.00	-47.51
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-49,999.98	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-49,999.98	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-1,110.56	-20.83	-1,089.73	-124.98	-3,904.50	-250.00	1,461.80
Total Line 71100	-1,110.56	-20.83	-1,089.73	-124.98	-3,904.50	-250.00	1,461.80
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,800.00	-1,350.00	-3,600.00	-62.50
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-1,800.00	-1,350.00	-3,600.00	-62.50
70000 TOTAL REVENUE	-87,910.57	-92,870.83	4,960.26	-557,224.98	-541,968.78	-1,114,450.00	-51.37

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,855.30	6,166.67	688.63	37,000.02	42,036.57	74,000.00	-43.19
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	37,000.02	42,036.57	74,000.00	-43.19
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	1,525.02	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	1,525.02	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,139.30	13,681.00	-541.70	82,086.00	80,845.34	164,172.00	-50.76
Total Line 91300	13,139.30	13,681.00	-541.70	82,086.00	80,845.34	164,172.00	-50.76
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,275.00	1,328.00	-53.00	7,968.00	7,845.00	15,936.00	-50.77
Total Line 91310	1,275.00	1,328.00	-53.00	7,968.00	7,845.00	15,936.00	-50.77
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.40	2,083.33	725.07	12,499.98	17,397.87	25,000.00	-30.41
Total Line 91500	2,808.40	2,083.33	725.07	12,499.98	17,397.87	25,000.00	-30.41
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	1,000.02	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	279.97	270.83	9.14	1,624.98	1,648.53	3,250.00	-49.28
10-1-000-001-4190.100 Postage	89.40	66.67	22.73	400.02	409.62	800.00	-48.80
10-1-000-001-4190.200 Office Supplies	0.00	58.33	-58.33	349.98	454.77	700.00	-35.03
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	100.00	-100.00	600.00	472.19	1,200.00	-60.65
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	544.02	227.21	1,088.00	-79.12
10-1-000-001-4190.500 Printer/Copier Sup Cont	152.05	250.00	-97.95	1,500.00	1,025.33	3,000.00	-65.82
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	810.00	8.33	801.67	49.98	810.00	100.00	710.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	625.02	521.79	1,250.00	-58.26
10-1-000-001-4190.850 IT Support	2,689.20	41.67	2,647.53	250.02	3,007.20	500.00	501.44
Total Line 91600	4,107.73	1,240.67	2,867.06	7,444.02	8,576.64	14,888.00	-42.39
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	0.00	0.00	1,662.97	0.00	
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	75.00	-75.00	450.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	450.00	1,662.97	900.00	84.77
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	913.13	29.17	883.96	175.02	1,033.12	350.00	195.18
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	1,770.00	1,770.00	0.00	10,620.00	5,310.00	21,240.00	-75.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,500.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	100.02	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	573.52	350.00	223.52	2,100.00	4,202.31	4,200.00	0.06
Total Line 91900	3,256.65	2,165.84	1,090.81	12,995.04	12,091.49	25,990.00	-53.48
91000 TOTAL OPERATING EXPENSE - Admin	31,442.38	26,994.68	4,447.70	161,968.08	170,455.88	323,936.00	-47.38

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	10,620.00	10,620.00	21,240.00	-50.00
Total Line 92000	1,770.00	1,770.00	0.00	10,620.00	10,620.00	21,240.00	-50.00
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	10,620.00	10,620.00	21,240.00	-50.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	525.00	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	124.98	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	400.00	-400.00	2,400.00	299.64	4,800.00	-93.76
92500 TOTAL TENANT SERVICES EXPENSE	0.00	400.00	-400.00	2,400.00	299.64	4,800.00	-93.76
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,408.92	1,458.33	-49.41	8,749.98	7,599.36	17,500.00	-56.58
10-1-000-001-4315.000 Sewer	3,992.58	3,291.67	700.91	19,750.02	20,891.17	39,500.00	-47.11
10-1-000-001-4320.000 Electric	3,049.19	2,666.67	382.52	16,000.02	15,906.52	32,000.00	-50.29
10-1-000-001-4330.000 Gas	0.00	4,333.33	-4,333.33	25,999.98	5,078.52	52,000.00	-90.23
Total Line 93100, 93200, 93300, 93600	8,450.69	11,750.00	-3,299.31	70,500.00	49,475.57	141,000.00	-64.91
93000 TOTAL UTILITIES EXPENSES	8,450.69	11,750.00	-3,299.31	70,500.00	49,475.57	141,000.00	-64.91
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	26,550.00	26,550.00	53,100.00	-50.00
Total Line 94100	4,425.00	4,425.00	0.00	26,550.00	26,550.00	53,100.00	-50.00
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	199.98	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	3,000.00	38.31	6,000.00	-99.36
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	133.35	208.33	-74.98	1,249.98	11,190.95	2,500.00	347.64
10-1-000-001-4420.070 Electrical Supplies	76.92	100.00	-23.08	600.00	358.56	1,200.00	-70.12
10-1-000-001-4420.080 Plumbing Supplies	136.20	125.00	11.20	750.00	783.74	1,500.00	-47.75
10-1-000-001-4420.090 Extermination Supplies	594.98	166.67	428.31	1,000.02	1,050.78	2,000.00	-47.46
10-1-000-001-4420.100 Janitorial Supplies	393.54	541.67	-148.13	3,250.02	3,366.26	6,500.00	-48.21
10-1-000-001-4420.110 Routine Maint. Supplies	769.85	1,666.67	-896.82	10,000.02	7,261.67	20,000.00	-63.69
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	499.98	1,305.00	1,000.00	30.50
10-1-000-001-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	190.53	166.67	23.86	1,000.02	956.37	2,000.00	-52.18
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,295.37	3,616.67	-1,321.30	21,700.02	26,440.39	43,400.00	-39.08

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	12,646.45	15,881.17	-3,234.72	95,287.02	76,004.77	190,574.00	-60.12
10-1-000-001-4430.010 Garbage & Trash Con	703.50	416.67	286.83	2,500.02	4,693.80	5,000.00	-6.12
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	4,000.02	-261.75	8,000.00	-103.27
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	1,791.67	-1,791.67	10,750.02	8,931.68	21,500.00	-58.46
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	9,750.00	-30.00	19,500.00	-100.15
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	2,666.67	-2,666.67	16,000.02	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	93.00	375.00	-282.00	2,250.00	211.20	4,500.00	-95.31
10-1-000-001-4430.090 Extermination Contracts	4,330.50	2,375.00	1,955.50	14,250.00	25,145.00	28,500.00	-11.77
10-1-000-001-4430.100 Janitorial Contracts	342.60	0.00	342.60	0.00	342.60	0.00	
10-1-000-001-4430.110 Routine Maint Cont	735.37	1,041.67	-306.30	6,250.02	5,097.52	12,500.00	-59.22
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	5,065.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	750.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	80.00	41.67	38.33	250.02	455.00	500.00	-9.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	250.02	6.00	500.00	-98.80
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	18,931.42	27,047.86	-8,116.44	162,287.16	132,325.62	324,574.00	-59.23
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	25,651.79	35,089.53	-9,437.74	210,537.18	185,316.01	421,074.00	-55.99
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	1,525.02	1,037.34	3,050.00	-65.99
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	10,620.00	10,620.00	21,240.00	-50.00
10-1-000-001-4480.100 ADT Contract	465.04	200.00	265.04	1,200.00	1,730.73	2,400.00	-27.89
10-1-000-001-4480.500 Other Security Contract	690.00	1,291.67	-601.67	7,750.02	3,480.00	15,500.00	-77.55
Total Line 95200	2,925.04	3,515.84	-590.80	21,095.04	16,868.07	42,190.00	-60.02
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,925.04	3,515.84	-590.80	21,095.04	16,868.07	42,190.00	-60.02
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	23,800.02	23,365.02	47,600.00	-50.91
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	2,637.48	2,580.36	5,275.00	-51.08
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	1,249.98	1,226.58	2,500.00	-50.94
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	27,687.48	27,171.96	55,375.00	-50.93
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	1,075.02	1,052.10	2,150.00	-51.07
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	400.02	382.86	800.00	-52.14
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	312.48	300.00	625.00	-52.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.16	297.92	-8.76	1,787.52	1,734.96	3,575.00	-51.47
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	29,475.00	28,906.92	58,950.00	-50.96

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	6,579.03	2,438.33	4,140.70	14,629.98	17,292.04	29,260.00	-40.90
Total Line 96300	6,579.03	2,438.33	4,140.70	14,629.98	17,292.04	29,260.00	-40.90
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-994.57	833.33	-1,827.90	4,999.98	7,044.29	10,000.00	-29.56
Total Line 96400	-994.57	833.33	-1,827.90	4,999.98	7,044.29	10,000.00	-29.56
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	5,584.46	3,271.66	2,312.80	19,629.96	24,336.33	39,260.00	-38.01
96900 TOTAL OPERATING EXPENSE	80,642.18	87,704.21	-7,062.03	526,225.26	486,278.42	1,052,450.00	-53.80
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-7,268.39	-5,166.62	-2,101.77	-30,999.72	-55,690.36	-62,000.00	-10.18
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	82,500.00	65,094.00	165,000.00	-60.55
Total Line 97400	10,849.00	13,750.00	-2,901.00	82,500.00	65,094.00	165,000.00	-60.55
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,849.00	13,750.00	-2,901.00	82,500.00	65,094.00	165,000.00	-60.55

Date:
Time:
11

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	3,580.61	8,843.38	-5,262.77	53,060.28	9,403.64	106,120.00	-91.14

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,176.00	1,176.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-26,720.00	-17,500.00	-9,220.00	-105,000.00	-122,628.00	-210,000.00	-41.61
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-26,720.00	-17,500.00	-9,220.00	-105,000.00	-122,628.00	-210,000.00	-41.61
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	0.00	-333.33	333.33	-1,999.98	-606.31	-4,000.00	-84.84
10-1-000-002-3690.100 Late Fees	-1,000.00	-625.00	-375.00	-3,750.00	-5,000.00	-7,500.00	-33.33
10-1-000-002-3690.120 Violation Fees	-800.00	-345.00	-455.00	-2,070.00	-6,465.00	-4,140.00	56.16
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	-50.00	-4.17	-45.83	-25.02	-75.00	-50.00	50.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,981.25	-1,666.67	-314.58	-10,000.02	-9,250.75	-20,000.00	-53.75
10-1-000-002-3690.200 Materials	-954.40	-750.00	-204.40	-4,500.00	-3,612.88	-9,000.00	-59.86
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-4,785.65	-3,724.17	-1,061.48	-22,345.02	-25,009.94	-44,690.00	-44.04
70500 TOTAL TENANT REVENUE	-31,505.65	-21,224.17	-10,281.48	-127,345.02	-147,637.94	-254,690.00	-42.03
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-78,053.00	-77,521.58	-531.42	-465,129.48	-474,280.00	-930,259.00	-49.02
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-78,053.00	-77,521.58	-531.42	-465,129.48	-474,280.00	-930,259.00	-49.02
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-60,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-60,000.00	0.00	-120,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-1,352.97	-22.92	-1,330.05	-137.52	-4,828.96	-275.00	1,655.99
Total Line 71100	-1,352.97	-22.92	-1,330.05	-137.52	-4,828.96	-275.00	1,655.99
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,800.00	-1,800.00	-3,600.00	-50.00
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	0.00	-125.00	125.00	-750.00	-500.00	-1,500.00	-66.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	269.59	0.00	
Total Line 71500	-300.00	-425.00	125.00	-2,550.00	-2,030.41	-5,100.00	-60.19
70000 TOTAL REVENUE	-111,211.62	-109,193.67	-2,017.95	-655,162.02	-628,777.31	-1,310,324.00	-52.01

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,895.50	9,525.00	-2,629.50	57,150.00	42,294.15	114,300.00	-63.00
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	57,150.00	42,294.15	114,300.00	-63.00
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,762.39	15,149.00	-386.61	90,894.00	86,564.80	181,788.00	-52.38
Total Line 91300	14,762.39	15,149.00	-386.61	90,894.00	86,564.80	181,788.00	-52.38
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,432.50	1,470.00	-37.50	8,820.00	8,400.00	17,640.00	-52.38
Total Line 91310	1,432.50	1,470.00	-37.50	8,820.00	8,400.00	17,640.00	-52.38
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,348.58	3,100.00	-751.42	18,600.00	14,399.92	37,200.00	-61.29
Total Line 91500	2,348.58	3,100.00	-751.42	18,600.00	14,399.92	37,200.00	-61.29
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	1,500.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.26	279.17	-48.91	1,675.02	1,376.56	3,350.00	-58.91
10-1-000-002-4190.100 Postage	199.32	150.00	49.32	900.00	1,216.32	1,800.00	-32.43
10-1-000-002-4190.200 Office Supplies	2,912.32	33.33	2,878.99	199.98	3,250.04	400.00	712.51
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	371.32	41.67	329.65	250.02	1,102.11	500.00	120.42
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	147.92	-147.92	887.52	618.26	1,775.00	-65.17
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	4,631.12	0.00	
10-1-000-002-4190.700 Member Dues/Fees	375.00	0.00	375.00	0.00	375.00	0.00	
10-1-000-002-4190.800 Internet Services	418.74	600.00	-181.26	3,600.00	3,376.79	7,200.00	-53.10
10-1-000-002-4190.850 IT Support	85.13	194.17	-109.04	1,165.02	763.13	2,330.00	-67.25
Total Line 91600	4,592.09	1,762.93	2,829.16	10,577.58	16,858.33	21,155.00	-20.31
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	41.67	-41.67	250.02	86.26	500.00	-82.75
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	150.00	-150.00	900.00	279.48	1,800.00	-84.47
Total Line 91800	0.00	191.67	-191.67	1,150.02	365.74	2,300.00	-84.10
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	1,012.60	233.33	779.27	1,399.98	1,098.18	2,800.00	-60.78
10-1-000-002-4120.500 Other Fee Exp	1.37	0.00	1.37	0.00	1.40	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	11,760.00	5,880.00	23,520.00	-75.00
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	450.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	1,085.20	404.17	681.03	2,425.02	4,485.15	4,850.00	-7.52
Total Line 91900	4,059.17	2,672.50	1,386.67	16,035.00	11,520.61	32,070.00	-64.08
91000 TOTAL OPERATING EXPENSE - Admin	34,090.23	34,100.27	-10.04	204,601.62	180,403.55	409,203.00	-55.91

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	11,760.00	11,760.00	23,520.00	-50.00
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>11,760.00</u>	<u>11,760.00</u>	<u>23,520.00</u>	<u>-50.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>11,760.00</u>	<u>11,760.00</u>	<u>23,520.00</u>	<u>-50.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	100.02	32.63	200.00	-83.69
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	250.02	681.44	500.00	36.29
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	199.98	0.00	400.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>0.00</u>	<u>91.67</u>	<u>-91.67</u>	<u>550.02</u>	<u>714.07</u>	<u>1,100.00</u>	<u>-35.08</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>91.67</u>	<u>-91.67</u>	<u>550.02</u>	<u>714.07</u>	<u>1,100.00</u>	<u>-35.08</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	172.69	100.00	72.69	600.00	853.29	1,200.00	-28.89
10-1-000-002-4315.000 Sewer	71.97	45.83	26.14	274.98	422.38	550.00	-23.20
10-1-000-002-4320.000 Electric	2,735.50	1,583.33	1,152.17	9,499.98	7,860.10	19,000.00	-58.63
10-1-000-002-4330.000 Gas	615.15	1,208.33	-593.18	7,249.98	2,985.72	14,500.00	-79.41
Total Line 93100 93200 93300 93600	<u>3,595.31</u>	<u>2,937.49</u>	<u>657.82</u>	<u>17,624.94</u>	<u>12,121.49</u>	<u>35,250.00</u>	<u>-65.61</u>
93000 TOTAL UTILITIES EXPENSES	<u>3,595.31</u>	<u>2,937.49</u>	<u>657.82</u>	<u>17,624.94</u>	<u>12,121.49</u>	<u>35,250.00</u>	<u>-65.61</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	29,400.00	29,400.00	58,800.00	-50.00
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>29,400.00</u>	<u>29,400.00</u>	<u>58,800.00</u>	<u>-50.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	2,334.63	333.33	2,001.30	1,999.98	50,076.09	4,000.00	1,151.90
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	167.74	250.00	-82.26	1,500.00	2,823.53	3,000.00	-5.88
10-1-000-002-4420.070 Electrical Supplies	378.12	500.00	-121.88	3,000.00	2,536.89	6,000.00	-57.72
10-1-000-002-4420.080 Plumbing Supplies	2,045.92	1,050.00	995.92	6,300.00	6,288.89	12,600.00	-50.09
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	100.02	918.50	200.00	359.25
10-1-000-002-4420.100 Janitorial Supplies	291.10	283.33	7.77	1,699.98	3,101.01	3,400.00	-8.79
10-1-000-002-4420.110 Routine Maint. Supplies	3,957.72	3,750.00	207.72	22,500.00	39,693.56	45,000.00	-11.79
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	1,215.63	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	20.44	0.00	
10-1-000-002-4420.126 Vehicle Supplies	583.90	458.33	125.57	2,749.98	3,797.50	5,500.00	-30.95
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>9,759.13</u>	<u>6,724.99</u>	<u>3,034.14</u>	<u>40,349.94</u>	<u>110,489.03</u>	<u>80,700.00</u>	<u>36.91</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4430.010 Refuse	55.84	8.33	47.51	49.98	393.95	100.00	293.95
10-1-000-002-4430.000 Maint Labor Contract	26,203.36	26,800.92	-597.56	160,805.52	165,095.85	321,611.00	-48.67
10-1-000-002-4430.010 Garbage&Trash Cont	144.00	250.00	-106.00	1,500.00	1,415.00	3,000.00	-52.83
10-1-000-002-4430.020 Heating&Cooling Cont	-4,171.14	600.00	-4,771.14	3,600.00	41,824.75	7,200.00	480.90
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	333.33	-333.33	1,999.98	5,379.86	4,000.00	34.50
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	-658.55	25.00	-683.55	150.00	-588.55	300.00	-296.18
10-1-000-002-4430.080 Plumbing Contracts	-1,172.48	1,000.00	-2,172.48	6,000.00	3,541.34	12,000.00	-70.49
10-1-000-002-4430.090 Extermination Contracts	2,929.00	1,291.67	1,637.33	7,750.02	6,608.00	15,500.00	-57.37
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	0.00	9,916.67	-9,916.67	59,500.02	120.00	119,000.00	-99.90
10-1-000-002-4430.111 Flooring Contract	-19,747.05	0.00	-19,747.05	0.00	90,539.95	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	-6,177.97	0.00	-6,177.97	0.00	-12,217.77	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	63.70	508.33	-444.63	3,049.98	403.40	6,100.00	-93.39
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-2,531.29	40,734.25	-43,265.54	244,405.50	302,515.78	488,811.00	-38.11
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	12,127.84	52,359.24	-40,231.40	314,155.44	442,404.81	628,311.00	-29.59
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	1,849.98	1,148.71	3,700.00	-68.95
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	11,760.00	11,760.00	23,520.00	-50.00
10-1-000-002-4480.100 ADT Contract	305.81	277.50	28.31	1,665.00	1,342.19	3,330.00	-59.69
10-1-000-002-4480.500 Other Security Contract	5,784.06	375.00	5,409.06	2,250.00	7,678.86	4,500.00	70.64
Total Line 95200	8,049.87	2,920.83	5,129.04	17,524.98	21,929.76	35,050.00	-37.43
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	8,049.87	2,920.83	5,129.04	17,524.98	21,929.76	35,050.00	-37.43
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	25,112.52	24,651.24	50,225.00	-50.92
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	2,912.52	2,857.74	5,825.00	-50.94
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	1,287.48	1,264.62	2,575.00	-50.89
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	29,312.52	28,773.60	58,625.00	-50.92
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	1,187.52	1,165.20	2,375.00	-50.94
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	437.52	425.04	875.00	-51.42
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	1,225.02	1,200.00	2,450.00	-51.02
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	465.04	475.01	-9.97	2,850.06	2,790.24	5,700.00	-51.05
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	32,162.58	31,563.84	64,325.00	-50.93

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	5,258.49	1,768.67	3,489.82	10,612.02	12,149.26	21,224.00	-42.76
Total Line 96300	5,258.49	1,768.67	3,489.82	10,612.02	12,149.26	21,224.00	-42.76
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	488.00	1,250.00	-762.00	7,500.00	11,828.95	15,000.00	-21.14
Total Line 96400	488.00	1,250.00	-762.00	7,500.00	11,828.95	15,000.00	-21.14
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	5,746.49	3,018.67	2,727.82	18,112.02	23,978.21	36,224.00	-33.81
96900 TOTAL OPERATING EXPENSE	70,830.38	102,748.60	-31,918.22	616,491.60	724,875.73	1,232,983.00	-41.21
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-40,381.24	-6,445.07	-33,936.17	-38,670.42	96,098.42	-77,341.00	-224.25
 MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	186,000.00	171,060.00	372,000.00	-54.02
Total Line 97400	28,510.00	31,000.00	-2,490.00	186,000.00	171,060.00	372,000.00	-54.02
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	186,000.00	171,060.00	372,000.00	-54.02

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-11,871.24	24,554.93	-36,426.17	147,329.58	267,158.42	294,659.00	-9.33

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	306.00	306.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,433.00	-14,000.00	-433.00	-84,000.00	-90,895.00	-168,000.00	-45.90
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,433.00	-14,000.00	-433.00	-84,000.00	-90,895.00	-168,000.00	-45.90
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	25.00	-6.25	31.25	-37.50	-25.00	-75.00	-66.67
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	-408.00	-4.17	-403.83	-25.02	-408.00	-50.00	716.00
10-1-000-006-3690.100 Late Fees	-150.00	-125.00	-25.00	-750.00	-550.00	-1,500.00	-63.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-25.02	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-482.25	-458.33	-23.92	-2,749.98	-3,731.30	-5,500.00	-32.16
10-1-000-006-3690.160 Vending Machine Inc	-21.43	-37.50	16.07	-225.00	-103.07	-450.00	-77.10
10-1-000-006-3690.180 Labor	0.00	-166.67	166.67	-1,000.02	-246.00	-2,000.00	-87.70
10-1-000-006-3690.200 Materials	0.00	-41.67	41.67	-250.02	-35.22	-500.00	-92.96
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,036.68	-843.76	-192.92	-5,062.56	-5,098.59	-10,125.00	-49.64
70500 TOTAL TENANT REVENUE	-15,469.68	-14,843.76	-625.92	-89,062.56	-95,993.59	-178,125.00	-46.11
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-9,043.00	-8,997.58	-45.42	-53,985.48	-63,378.00	-107,971.00	-41.30
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-9,043.00	-8,997.58	-45.42	-53,985.48	-63,378.00	-107,971.00	-41.30
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-15,000.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-15,000.00	0.00	-30,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-390.23	-6.25	-383.98	-37.50	-1,364.19	-75.00	1,718.92
Total Line 71100	-390.23	-6.25	-383.98	-37.50	-1,364.19	-75.00	1,718.92
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-24,902.91	-26,347.59	1,444.68	-158,085.54	-160,735.78	-316,171.00	-49.16

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	761.70	1,729.17	-967.47	10,375.02	4,670.73	20,750.00	-77.49
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	761.70	1,729.17	-967.47	10,375.02	4,670.73	20,750.00	-77.49
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,864.50	3,942.00	-77.50	23,652.00	23,418.87	47,304.00	-50.49
Total Line 91300	3,864.50	3,942.00	-77.50	23,652.00	23,418.87	47,304.00	-50.49
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	2,298.00	2,272.50	4,596.00	-50.55
Total Line 91310	375.00	383.00	-8.00	2,298.00	2,272.50	4,596.00	-50.55
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.08	595.83	-283.75	3,574.98	1,933.20	7,150.00	-72.96
Total Line 91500	312.08	595.83	-283.75	3,574.98	1,933.20	7,150.00	-72.96
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	282.48	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	396.35	353.00	43.35	2,118.00	2,290.17	4,236.00	-45.94
10-1-000-006-4190.100 Postage	6.93	6.25	0.68	37.50	36.12	75.00	-51.84
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	25.02	58.42	50.00	16.84
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	926.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	625.02	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	1,375.02	1,421.40	2,750.00	-48.31
10-1-000-006-4190.850 IT Support	750.32	41.67	708.65	250.02	909.32	500.00	81.86
Total Line 91600	1,390.50	810.51	579.99	4,863.06	5,641.65	9,726.00	-41.99
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	73.33	-73.33	439.98	0.00	880.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	6.25	-6.25	37.50	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	477.48	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	264.46	4.17	260.29	25.02	310.17	50.00	520.34
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	510.00	510.00	0.00	3,060.00	1,530.00	6,120.00	-75.00
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.49	0.00	
10-1-000-006-4190.950 Background Verification	24.62	12.50	12.12	75.00	36.93	150.00	-75.38
Total Line 91900	799.08	551.67	247.41	3,310.02	1,932.59	6,620.00	-70.81
91000 TOTAL OPERATING EXPENSE - Admin	7,502.86	8,175.09	-672.23	49,050.54	39,869.54	98,101.00	-59.36

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	3,060.00	3,060.00	6,120.00	-50.00
Total Line 92000	510.00	510.00	0.00	3,060.00	3,060.00	6,120.00	-50.00
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	3,060.00	3,060.00	6,120.00	-50.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	333.33	-333.33	1,999.98	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	591.66	-591.66	3,549.96	0.00	7,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	591.66	-591.66	3,549.96	0.00	7,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	725.49	304.17	421.32	1,825.02	1,952.23	3,650.00	-46.51
10-1-000-006-4315.000 Sewer	585.83	254.17	331.66	1,525.02	1,605.66	3,050.00	-47.36
10-1-000-006-4320.000 Electric	1,401.43	1,333.33	68.10	7,999.98	5,746.54	16,000.00	-64.08
10-1-000-006-4330.000 Gas	118.37	958.33	-839.96	5,749.98	1,246.16	11,500.00	-89.16
Total Line 93100 93200 93300 93600	2,831.12	2,850.00	-18.88	17,100.00	10,550.59	34,200.00	-69.15
93000 TOTAL UTILITIES EXPENSES	2,831.12	2,850.00	-18.88	17,100.00	10,550.59	34,200.00	-69.15
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	7,650.00	7,650.00	15,300.00	-50.00
Total Line 94100	1,275.00	1,275.00	0.00	7,650.00	7,650.00	15,300.00	-50.00
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	1,800.00	104.73	3,600.00	-97.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	208.33	-208.33	1,249.98	249.31	2,500.00	-90.03
10-1-000-006-4420.070 Electrical Supplies	4.14	125.00	-120.86	750.00	140.26	1,500.00	-90.65
10-1-000-006-4420.080 Plumbing Supplies	-2.69	208.33	-211.02	1,249.98	150.22	2,500.00	-93.99
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	75.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	600.48	141.67	458.81	850.02	1,567.44	1,700.00	-7.80
10-1-000-006-4420.110 Routine Maint.Supplies	181.99	833.33	-651.34	4,999.98	1,165.88	10,000.00	-88.34
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	238.09	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	53.34	8.33	45.01	49.98	315.18	100.00	215.18
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	837.26	1,887.49	-1,050.23	11,324.94	3,931.11	22,650.00	-82.64

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	3,998.76	5,606.17	-1,607.41	33,637.02	24,826.00	67,274.00	-63.10
10-1-000-006-4430.010 Garbage & Trash Cont	273.50	275.00	-1.50	1,650.00	1,788.20	3,300.00	-45.81
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	7,500.00	360.00	15,000.00	-97.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	300.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	75.00	416.67	-341.67	2,500.02	150.00	5,000.00	-97.00
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	499.98	2,444.00	1,000.00	144.40
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	104.17	-104.17	625.02	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	4,000.02	630.00	8,000.00	-92.13
10-1-000-006-4430.090 Extermination Contracts	1,500.00	208.33	1,291.67	1,249.98	1,950.00	2,500.00	-22.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	1,379.03	666.67	712.36	4,000.02	3,336.54	8,000.00	-58.29
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	1,750.02	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	499.98	1,664.00	1,000.00	66.40
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	6.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	7,226.29	9,702.01	-2,475.72	58,212.06	36,893.02	116,424.00	-68.31
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	9,338.55	12,864.50	-3,525.95	77,187.00	48,474.13	154,374.00	-68.60
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	3,060.00	3,060.00	6,120.00	-50.00
10-1-000-006-4480.100 ADT Contract	141.97	145.83	-3.86	874.98	2,456.60	1,750.00	40.38
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	3,250.02	0.00	6,500.00	-100.00
Total Line 95200	651.97	1,197.50	-545.53	7,185.00	5,516.60	14,370.00	-61.61
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	651.97	1,197.50	-545.53	7,185.00	5,516.60	14,370.00	-61.61
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	7,675.02	7,525.44	15,350.00	-50.97
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	762.48	748.08	1,525.00	-50.95
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	175.02	162.54	350.00	-53.56
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	8,612.52	8,436.06	17,225.00	-51.02
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	312.48	304.98	625.00	-51.20
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	49.98	42.84	100.00	-57.16
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	57.97	60.41	-2.44	362.46	347.82	725.00	-52.02
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	8,974.98	8,783.88	17,950.00	-51.06

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	4,266.39	1,144.42	3,121.97	6,866.52	9,524.74	13,733.00	-30.64
Total Line 96300	4,266.39	1,144.42	3,121.97	6,866.52	9,524.74	13,733.00	-30.64
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	321.67	0.00	321.67	0.00	579.57	0.00	
Total Line 96400	321.67	0.00	321.67	0.00	579.57	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	4,588.06	1,144.42	3,443.64	6,866.52	10,104.31	13,733.00	-26.42
96900 TOTAL OPERATING EXPENSE	26,886.54	28,829.00	-1,942.46	172,974.00	126,359.05	345,948.00	-63.47
97000 NET REVENUE/EXPENSE (-Gain/Loss)	1,983.63	2,481.41	-497.78	14,888.46	-34,376.73	29,777.00	-215.45
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	4,435.00	8,750.00	-4,315.00	52,500.00	26,610.00	105,000.00	-74.66
Total Line 97400	4,435.00	8,750.00	-4,315.00	52,500.00	26,610.00	105,000.00	-74.66
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	4,435.00	8,750.00	-4,315.00	52,500.00	26,610.00	105,000.00	-74.66

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	6,418.63	11,231.41	-4,812.78	67,388.46	-7,766.73	134,777.00	-105.76

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	432.00	432.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,031.00	-28,220.00	2,189.00	-169,320.00	-150,539.00	-338,640.00	-55.55
60-1-000-000-5125.000 PHA Rent	-9,938.00	-7,500.00	-2,438.00	-45,000.00	-59,857.00	-90,000.00	-33.49
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	-51.00	0.00	-51.00	0.00	396.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,020.00	-35,720.00	-300.00	-214,320.00	-210,000.00	-428,640.00	-51.01
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-883.50	-660.00	-223.50	-3,960.00	-3,794.50	-7,920.00	-52.09
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	0.00	
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-839.00	-600.00	-239.00	-3,600.00	-3,233.00	-7,200.00	-55.10
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-62.00	-80.00	18.00	-480.00	-384.00	-960.00	-60.00
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-242.52	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,784.50	-1,380.42	-404.08	-8,282.52	-7,471.50	-16,565.00	-54.90
70500 TOTAL TENANT REVENUE	-37,804.50	-37,100.42	-704.08	-222,602.52	-217,471.50	-445,205.00	-51.15
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-349.76	-120.00	-229.76	-720.00	-853.87	-1,440.00	-40.70
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.54	0.00	-0.54	0.00	-1.06	0.00	
Total Line 71100	-350.30	-120.00	-230.30	-720.00	-854.93	-1,440.00	-40.63
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	-221.00	-8.33	-212.67	-49.98	-379.44	-100.00	279.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-499.98	0.00	-1,000.00	-100.00
Total Line 71500	-221.00	-91.66	-129.34	-549.96	-379.44	-1,100.00	-65.51
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-38,375.80	-37,312.08	-1,063.72	-223,872.48	-218,705.87	-447,745.00	-51.15

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	8,074.98	8,295.00	16,150.00	-48.64
60-1-000-000-6330.000 Manager Salaries	3,773.63	2,804.17	969.46	16,825.02	17,525.53	33,650.00	-47.92
Total Line 91100	5,123.63	4,150.00	973.63	24,900.00	25,820.53	49,800.00	-48.15
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	22,464.00	22,412.00	44,928.00	-50.12
Total Line 91300	3,744.00	3,744.00	0.00	22,464.00	22,412.00	44,928.00	-50.12
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	3,240.00	3,232.50	6,480.00	-50.12
Total Line 91310	540.00	540.00	0.00	3,240.00	3,232.50	6,480.00	-50.12
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	199.98	48.15	400.00	-87.96
Total Line 91400	9.63	33.33	-23.70	199.98	48.15	400.00	-87.96
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	1,999.98	2,064.99	4,000.00	-48.38
60-1-000-000-6330.500 Manager's Benefits	1,210.48	845.83	364.65	5,074.98	5,895.10	10,150.00	-41.92
Total Line 91500	1,536.61	1,179.16	357.45	7,074.96	7,960.09	14,150.00	-43.74
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	100.00	176.00	-76.00	1,056.00	413.75	2,112.00	-80.41
60-1-000-000-6311.000 Office Exp - BW	8.82	165.00	-156.18	990.00	297.10	1,980.00	-84.99
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	1,503.00	1,458.00	3,006.00	-51.50
60-1-000-000-6311.100 Phone/Internet Exp	90.52	125.00	-34.48	750.00	600.61	1,500.00	-59.96
60-1-000-000-6311.150 IT Support	55.00	136.00	-81.00	816.00	2,086.68	1,632.00	27.86
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	100.02	148.77	200.00	-25.62
Total Line 91600	497.34	869.17	-371.83	5,215.02	5,004.91	10,430.00	-52.01
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	100.00	-100.00	600.00	218.22	1,200.00	-81.82
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	107.36	110.00	-2.64	660.00	466.20	1,320.00	-64.68
Total Line 91800	107.36	210.00	-102.64	1,260.00	684.42	2,520.00	-72.84
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	2,160.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.14	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,000.02	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	7,999.98	0.00	16,000.00	-100.00
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	18.19	18.00	0.19	108.00	166.81	216.00	-22.77
60-1-000-000-6399.000 Other Administrative	29.97	100.00	-70.03	600.00	157.67	1,200.00	-86.86
Total Line 91900	768.16	1,618.00	-849.84	9,708.00	2,489.62	19,416.00	-87.18
91000 TOTAL OPERATING EXPENSE - Admin	12,326.73	12,443.66	-116.93	74,661.96	67,652.22	149,324.00	-54.69
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	423.00	425.00	-2.00	2,550.00	2,265.50	5,100.00	-55.58
60-1-000-000-6451.000 Utilities - Water	953.66	1,000.00	-46.34	6,000.00	5,017.54	12,000.00	-58.19
60-1-000-000-6452.000 Utilities - Gas	72.36	180.00	-107.64	1,080.00	382.58	2,160.00	-82.29
60-1-000-000-6453.000 Utilities - Sewer	2,079.86	1,800.00	279.86	10,800.00	10,816.68	21,600.00	-49.92
Total Line 93100, 93200, 93300, 93600	3,528.88	3,405.00	123.88	20,430.00	18,482.30	40,860.00	-54.77
93000 TOTAL UTILITIES EXPENSES	3,528.88	3,405.00	123.88	20,430.00	18,482.30	40,860.00	-54.77
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	2,768.74	5,070.83	-2,302.09	30,424.98	22,259.62	60,850.00	-63.42
60-1-000-000-6510.100 OT Maintenance	0.00	85.00	-85.00	510.00	311.37	1,020.00	-69.47
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,768.74	5,155.83	-2,387.09	30,934.98	22,570.99	61,870.00	-63.52
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	150.00	-150.00	900.00	408.93	1,800.00	-77.28
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	349.98	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	37.10	250.00	-212.90	1,500.00	250.78	3,000.00	-91.64
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	810.00	242.36	1,620.00	-85.04
60-1-000-000-6515.080 Plumbing Supplies	-89.70	400.00	-489.70	2,400.00	913.23	4,800.00	-80.97
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	14.19	0.00	
60-1-000-000-6515.100 Janitorial Supplies	44.93	175.00	-130.07	1,050.00	341.83	2,100.00	-83.72
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	670.00	-670.00	4,020.00	1,510.35	8,040.00	-81.21
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	840.00	70.23	1,680.00	-95.82
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	1,099.98	1,060.00	2,200.00	-51.82
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	600.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	375.00	158.27	750.00	-78.90
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	-7.67	2,324.16	-2,331.83	13,944.96	5,700.17	27,890.00	-79.56
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,682.43	1,150.00	532.43	6,900.00	7,214.83	13,800.00	-47.72
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	900.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	390.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	210.00	416.67	-206.67	2,500.02	877.00	5,000.00	-82.46
60-1-000-000-6520.090 Extermination Contract	588.00	383.33	204.67	2,299.98	2,676.00	4,600.00	-41.83
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	562.50	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	2,437.72	216.67	2,221.05	1,300.02	4,106.11	2,600.00	57.93
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	5,250.00	2,125.00	10,500.00	-79.76
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	40,300.02	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	4,918.15	10,567.09	-5,648.94	63,402.54	69,013.52	126,805.00	-45.58
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,556.94	1,783.33	-226.39	10,699.98	9,563.66	21,400.00	-55.31
Total Line 94500	1,556.94	1,783.33	-226.39	10,699.98	9,563.66	21,400.00	-55.31
94000 TOTAL MAINTENANCE EXPENSES	9,236.16	19,830.41	-10,594.25	118,982.46	106,848.34	237,965.00	-55.10
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	738.00	720.00	18.00	4,320.00	4,392.00	8,640.00	-49.17
60-1-000-000-6580.100 ADT Contract	79.49	99.00	-19.51	594.00	504.52	1,188.00	-57.53
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	250.02	540.55	500.00	8.11
Total Line 95200	817.49	860.67	-43.18	5,164.02	5,437.07	10,328.00	-47.36
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	817.49	860.67	-43.18	5,164.02	5,437.07	10,328.00	-47.36
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	7,587.00	7,447.26	15,174.00	-50.92
Total Line 96110	1,241.21	1,264.50	-23.29	7,587.00	7,447.26	15,174.00	-50.92
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	1,071.00	1,050.66	2,142.00	-50.95
Total Line 96120	175.11	178.50	-3.39	1,071.00	1,050.66	2,142.00	-50.95
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
Total Line 96130	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	436.50	428.40	873.00	-50.93
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	541.02	531.12	1,082.00	-50.91
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.92	162.92	-3.00	977.52	959.52	1,955.00	-50.92
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	11,380.02	11,169.60	22,760.00	-50.92
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	5,244.11	2,036.08	3,208.03	12,216.48	11,387.94	24,433.00	-53.39
Total Line 96300	5,244.11	2,036.08	3,208.03	12,216.48	11,387.94	24,433.00	-53.39
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-259.72	100.42	-360.14	602.52	1,786.15	1,205.00	48.23
Total Line 96400	-259.72	100.42	-360.14	602.52	1,786.15	1,205.00	48.23
96000 TOTAL OTHER GENERAL EXPENSES	4,984.39	2,178.17	2,806.22	13,069.02	13,174.09	26,138.00	-49.60
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,474.47	1,500.00	-25.53	9,000.00	8,950.66	18,000.00	-50.27
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,474.47	1,500.00	-25.53	9,000.00	8,950.66	18,000.00	-50.27
96700 TOTAL INTEREST EXP & AMORT	1,474.47	1,500.00	-25.53	9,000.00	8,950.66	18,000.00	-50.27
96900 TOTAL OPERATING EXPENSE	34,229.72	42,114.58	-7,884.86	252,687.48	231,714.28	505,375.00	-54.15
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-4,146.08	4,802.50	-8,948.58	28,815.00	13,008.41	57,630.00	-77.43
MISCELLANEOUS EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	432.00	390.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-20,546.00	-23,635.00	3,089.00	-141,810.00	-127,316.00	-283,620.00	-55.11
60-1-000-001-5125.000 PHA Rent	-3,529.00	-2,500.00	-1,029.00	-15,000.00	-20,195.00	-30,000.00	-32.68
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	103.00	0.00	103.00	0.00	-1,704.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,437.00	-1,083.33	-353.67	-6,499.98	-8,554.00	-13,000.00	-34.20
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-25,409.00	-27,218.33	1,809.33	-163,309.98	-157,769.00	-326,620.00	-51.70
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-70.00	-583.33	513.33	-3,499.98	-3,255.00	-7,000.00	-53.50
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-48.00	-167.00	119.00	-1,002.00	-429.00	-2,004.00	-78.59
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-242.52	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-118.00	-790.75	672.75	-4,744.50	-4,194.00	-9,489.00	-55.80
70500 TOTAL TENANT REVENUE	-25,527.00	-28,009.08	2,482.08	-168,054.48	-161,963.00	-336,109.00	-51.81
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,884.00	-4,000.00	-1,884.00	-24,000.00	-27,174.00	-48,000.00	-43.39
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,884.00	-4,000.00	-1,884.00	-24,000.00	-27,174.00	-48,000.00	-43.39
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.44	0.00	-0.44	0.00	-0.87	0.00	
Total Line 71100	-0.44	0.00	-0.44	0.00	-0.87	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-1,509.00	-1,458.00	-3,018.00	-51.69
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-1,509.00	-1,458.00	-3,018.00	-51.69
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-507.16	-19.58	-487.58	-117.48	-512.46	-235.00	118.07
60-1-000-001-5450.000 Residual Res Int Inc	-1.37	-4.50	3.13	-27.00	-2.73	-54.00	-94.94
Total Line 72000	-508.53	-24.08	-484.45	-144.48	-515.19	-289.00	78.27
70000 TOTAL REVENUE	-32,162.97	-32,284.66	121.69	-193,707.96	-191,111.06	-387,416.00	-50.67

Date:
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Knox County Housing Authority
FDS Income Statement - Prairieland
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	8,074.98	8,295.00	16,150.00	-48.64
60-1-000-001-6330.000 Manager's Salaries	3,773.61	2,804.17	969.44	16,825.02	17,525.39	33,650.00	-47.92
Total Line 91100	5,123.61	4,150.00	973.61	24,900.00	25,820.39	49,800.00	-48.15
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,276.00	3,380.00	-104.00	20,280.00	19,968.00	40,560.00	-50.77
Total Line 91300	3,276.00	3,380.00	-104.00	20,280.00	19,968.00	40,560.00	-50.77
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	2,928.00	2,880.00	5,856.00	-50.82
Total Line 91310	472.50	488.00	-15.50	2,928.00	2,880.00	5,856.00	-50.82
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	199.98	48.10	400.00	-87.98
Total Line 91400	9.62	33.33	-23.71	199.98	48.10	400.00	-87.98
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	1,999.98	2,065.09	4,000.00	-48.37
60-1-000-001-6330.500 Manager's Benefits	1,210.48	845.83	364.65	5,074.98	5,895.09	10,150.00	-41.92
Total Line 91500	1,536.63	1,179.16	357.47	7,074.96	7,960.18	14,150.00	-43.74
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	600.00	506.51	1,200.00	-57.79
60-1-000-001-6311.000 Office Exp - PL	8.82	160.00	-151.18	960.00	330.46	1,920.00	-82.79
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	90.50	125.00	-34.50	750.00	600.51	1,500.00	-59.97
60-1-000-001-6311.150 IT Support	54.99	136.00	-81.01	816.00	2,086.67	1,632.00	27.86
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	154.31	521.00	-366.69	3,126.00	3,672.92	6,252.00	-41.25
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	600.00	218.21	1,200.00	-81.82
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	107.32	110.00	-2.68	660.00	490.11	1,320.00	-62.87
Total Line 91800	107.32	210.00	-102.68	1,260.00	708.32	2,520.00	-71.89
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	1,950.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,000.02	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	4.28	10.00	-5.72	60.00	118.66	120.00	-1.12
60-1-000-001-6399.000 Other Administrative	145.80	100.00	45.80	600.00	299.03	1,200.00	-75.08
Total Line 91900	800.08	376.67	423.41	2,260.02	2,372.82	4,520.00	-47.50
91000 TOTAL OPERATING EXPENSE - Admin	11,480.07	10,438.16	1,041.91	62,628.96	63,430.73	125,258.00	-49.36
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	340.59	380.00	-39.41	2,280.00	1,872.47	4,560.00	-58.94
60-1-000-001-6451.000 Utilities Water	1,081.17	900.00	181.17	5,400.00	5,815.89	10,800.00	-46.15
60-1-000-001-6452.000 Utilities Gas	109.85	160.00	-50.15	960.00	564.51	1,920.00	-70.60
60-1-000-001-6453.000 Utilities Sewer	2,351.98	1,790.00	561.98	10,740.00	12,446.54	21,480.00	-42.06
Total Line 93100, 93200, 93300, 93600	3,883.59	3,230.00	653.59	19,380.00	20,699.41	38,760.00	-46.60
93000 TOTAL UTILITIES EXPENSES	3,883.59	3,230.00	653.59	19,380.00	20,699.41	38,760.00	-46.60
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	30,424.98	23,267.68	60,850.00	-61.76
60-1-000-001-6510.100 OT Maintenance	0.00	85.00	-85.00	510.00	311.38	1,020.00	-69.47
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,776.80	5,155.83	-1,379.03	30,934.98	23,579.06	61,870.00	-61.89
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	172.44	185.00	-12.56	1,110.00	518.19	2,220.00	-76.66
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	349.98	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	55.37	266.67	-211.30	1,600.02	789.84	3,200.00	-75.32
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	600.00	197.79	1,200.00	-83.52
60-1-000-001-6515.080 Plumbing Supplies	203.93	340.00	-136.07	2,040.00	3,731.14	4,080.00	-8.55
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	19.16	80.00	-60.84	480.00	177.02	960.00	-81.56
60-1-000-001-6515.110 Routine Maint. Supplies	557.14	666.67	-109.53	4,000.02	3,200.23	8,000.00	-60.00
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,110.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	1,099.98	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	799.98	1,451.60	1,600.00	-9.28
60-1-000-001-6515.120 Other Misc. Supplies	791.89	83.33	708.56	499.98	1,012.19	1,000.00	1.22
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	1,799.93	2,306.66	-506.73	13,839.96	11,582.81	27,680.00	-58.15
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	721.38	710.00	11.38	4,260.00	4,093.78	8,520.00	-51.95
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	300.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	1,341.67	-1,341.67	8,050.02	0.00	16,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	3,300.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	535.50	283.33	252.17	1,699.98	1,071.00	3,400.00	-68.50
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	253.62	55.00	198.62	330.00	297.87	660.00	-54.87
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	3,225.00	1,033.33	2,191.67	6,199.98	6,120.00	12,400.00	-50.65
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	7,999.98	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	4,735.50	5,498.33	-762.83	32,989.98	12,122.65	65,980.00	-81.63
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,556.96	1,783.33	-226.37	10,699.98	9,563.79	21,400.00	-55.31
Total Line 94500	1,556.96	1,783.33	-226.37	10,699.98	9,563.79	21,400.00	-55.31
94000 TOTAL MAINTENANCE EXPENSES	11,869.19	14,744.15	-2,874.96	88,464.90	56,848.31	176,930.00	-67.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	667.99	650.00	17.99	3,900.00	3,971.96	7,800.00	-49.08
60-1-000-001-6580.100 ADT Contract	79.48	99.00	-19.52	594.00	579.31	1,188.00	-51.24
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	60.00	91.60	120.00	-23.67
Total Line 95200	747.47	759.00	-11.53	4,554.00	4,642.87	9,108.00	-49.02
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	747.47	759.00	-11.53	4,554.00	4,642.87	9,108.00	-49.02
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	7,645.02	7,504.08	15,290.00	-50.92
Total LIne 96110	1,250.68	1,274.17	-23.49	7,645.02	7,504.08	15,290.00	-50.92
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	967.50	949.80	1,935.00	-50.91
Total Line 96120	158.30	161.25	-2.95	967.50	949.80	1,935.00	-50.91
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
Total Line 96130	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	394.50	387.24	789.00	-50.92
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	541.02	531.12	1,082.00	-50.91
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.06	155.92	-2.86	935.52	918.36	1,871.00	-50.92
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	11,292.54	11,084.40	22,585.00	-50.92
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	4,250.92	1,238.92	3,012.00	7,433.52	9,350.18	14,867.00	-37.11
Total Line 96300	4,250.92	1,238.92	3,012.00	7,433.52	9,350.18	14,867.00	-37.11
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-421.35	266.67	-688.02	1,600.02	-872.25	3,200.00	-127.26
Total Line 96400	-421.35	266.67	-688.02	1,600.02	-872.25	3,200.00	-127.26
96000 TOTAL OTHER GENERAL EXPENSES	3,829.57	1,505.59	2,323.98	9,033.54	8,477.93	18,067.00	-53.08
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,474.46	1,500.00	-25.54	9,000.00	8,950.62	18,000.00	-50.27
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,474.46	1,500.00	-25.54	9,000.00	8,950.62	18,000.00	-50.27
96700 TOTAL INTEREST EXP & AMORT	1,474.46	1,500.00	-25.54	9,000.00	8,950.62	18,000.00	-50.27
96900 TOTAL OPERATING EXPENSE	35,131.75	34,058.99	1,072.76	204,353.94	174,134.27	408,708.00	-57.39
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	2,968.78	1,774.33	1,194.45	10,645.98	-16,976.79	21,292.00	-179.73
MISCELLANEOUS EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,680.00	1,680.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-29,052.00	-12,766.00	-16,286.00	-76,596.00	-97,563.00	-153,192.00	-36.31
Total Admin Fee Subsidy	-29,052.00	-12,766.00	-16,286.00	-76,596.00	-97,563.00	-153,192.00	-36.31
Interest Income							
30-1-000-000-3300.000 Int Reserve	-4.26	-5.25	0.99	-31.50	-20.92	-63.00	-66.79
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-4.26	-5.25	0.99	-31.50	-20.92	-63.00	-66.79
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	-868.00	-54.17	-813.83	-325.02	-868.00	-650.00	33.54
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	-868.00	-54.17	-813.83	-325.02	-868.00	-650.00	33.54
TOTAL ADMIN OPERATING INCOME	-29,924.26	-12,825.42	-17,098.84	-76,952.52	-98,451.92	-153,905.00	-36.03
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,826.84	8,666.67	160.17	52,000.02	47,493.57	104,000.00	-54.33
Total Admin Salaries	8,826.84	8,666.67	160.17	52,000.02	47,493.57	104,000.00	-54.33
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	1,125.00	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	1,125.00	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,520.00	2,460.00	60.00	14,760.00	15,348.00	29,520.00	-48.01
30-1-000-000-4120.300 Bookkeep. Fees	1,575.00	1,538.00	37.00	9,228.00	9,592.50	18,456.00	-48.03
Total Fees Expense	4,095.00	3,998.00	97.00	23,988.00	24,940.50	47,976.00	-48.01
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,935.09	4,183.33	-248.24	25,099.98	22,877.98	50,200.00	-54.43
Total Benefit Contribution Exp	3,935.09	4,183.33	-248.24	25,099.98	22,877.98	50,200.00	-54.43
Office Expense							
30-1-000-000-4180.000 Telephone	95.86	76.67	19.19	460.02	572.69	920.00	-37.75
30-1-000-000-4190.100 Postage	148.68	154.17	-5.49	925.02	938.19	1,850.00	-49.29
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing/Printers	0.00	22.08	-22.08	132.48	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	184.98	0.00	370.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	150.00	370.50	300.00	23.50
Total Office Expense	244.54	308.75	-64.21	1,852.50	1,881.38	3,705.00	-49.22
Legal Expense							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	125.00	-125.00	750.00	820.22	1,500.00	-45.32
Total Travel Expense	0.00	125.00	-125.00	750.00	820.22	1,500.00	-45.32
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	147.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	1,710.00	840.00	3,420.00	-75.44
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	750.00	191.00	1,500.00	-87.27
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	275.00	-275.00	1,650.00	0.00	3,300.00	-100.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	16.92	16.67	0.25	100.02	654.95	200.00	227.48
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	1,750.02	0.00	3,500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	375.00	0.00	375.00	0.00	375.00	0.00	
30-1-000-000-4190.950 Background Verification	884.19	308.33	575.86	1,849.98	3,280.08	3,700.00	-11.35
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	1,938.00	1,680.00	3,876.00	-56.66
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	215.94	0.00	
Total Other Expense	1,872.10	1,624.67	247.43	9,748.02	7,384.51	19,496.00	-62.12
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	75.00	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	225.00	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	18,973.57	19,131.42	-157.85	114,788.52	105,398.16	229,577.00	-54.09
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	325.02	318.96	650.00	-50.93
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	1,194.48	1,171.74	2,389.00	-50.95
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	310.02	300.00	620.00	-51.61
Total Insurance Premium Expenses	298.45	304.92	-6.47	1,829.52	1,790.70	3,659.00	-51.06
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	1,829.52	1,790.70	3,659.00	-51.06
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	26.00	41.67	-15.67	250.02	-2,451.70	500.00	-590.34
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	1,699.98	1,567.32	3,400.00	-53.90
Total General Expense	293.73	325.00	-31.27	1,950.00	-884.38	3,900.00	-122.68
TOTAL GENERAL EXPENSE	293.73	325.00	-31.27	1,950.00	-884.38	3,900.00	-122.68
TOTAL EXPENSES - ADMIN	19,565.75	19,761.34	-195.59	118,568.04	106,304.48	237,136.00	-55.17
ADMIN (Profit)/Loss	-10,358.51	6,935.92	-17,294.43	41,615.52	7,852.56	83,231.00	-90.57
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	2,790.00	2,784.00	5,580.00	-50.11
Total Depreciation Expense	464.00	465.00	-1.00	2,790.00	2,784.00	5,580.00	-50.11
TOTAL MISC EXPENSE	464.00	465.00	-1.00	2,790.00	2,784.00	5,580.00	-50.11
TOTAL ADMIN EXPENSES w/ DEPR EXP	20,029.75	20,226.34	-196.59	121,358.04	109,088.48	242,716.00	-55.06
ADMIN (Profit)/Loss w/ Depreciation	-9,894.51	7,400.92	-17,295.43	44,405.52	10,636.56	88,811.00	-88.02

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-867.00	-54.17	-812.83	-325.02	-867.00	-650.00	33.38
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-87,777.00	-82,237.50	-5,539.50	-493,425.00	-490,611.00	-986,850.00	-50.29
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-88,644.00	-82,291.67	-6,352.33	-493,750.02	-491,478.00	-987,500.00	-50.23
TOTAL HAP INCOME	-88,644.00	-82,291.67	-6,352.33	-493,750.02	-491,478.00	-987,500.00	-50.23
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	77,215.00	71,916.67	5,298.33	431,500.02	466,750.00	863,000.00	-45.92
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	4,380.00	3,333.33	1,046.67	19,999.98	24,839.00	40,000.00	-37.90
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	6,366.00	7,000.00	-634.00	42,000.00	37,642.00	84,000.00	-55.19
Total HAP Expenses	87,961.00	82,250.00	5,711.00	493,500.00	529,231.00	987,000.00	-46.38
TOTAL HAP EXPENSE	87,961.00	82,250.00	5,711.00	493,500.00	529,231.00	987,000.00	-46.38
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	69.50	41.67	27.83	250.02	-283.70	500.00	-156.74
Total General HAP Expenses	69.50	41.67	27.83	250.02	-283.70	500.00	-156.74
TOTAL GENERAL HAP EXPENSES	69.50	41.67	27.83	250.02	-283.70	500.00	-156.74
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	88,030.50	82,291.67	5,738.83	493,750.02	528,947.30	987,500.00	-46.44
Remaining HAP (to)/from Reserve	-613.50	0.00	-613.50	0.00	37,469.30	0.00	

Date:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	90.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-5,029.00	-5,395.83	366.83	-32,374.98	-41,710.00	-64,750.00	-35.58
Total HAP Income	-5,029.00	-5,395.83	366.83	-32,374.98	-41,710.00	-64,750.00	-35.58
TOTAL HAP INCOME	-5,029.00	-5,395.83	366.83	-32,374.98	-41,710.00	-64,750.00	-35.58
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	5,868.00	5,320.83	547.17	31,924.98	39,127.00	63,850.00	-38.72
30-1-000-001-4715.040 EHV HAP Utility Pmts	470.00	75.00	395.00	450.00	2,662.00	900.00	195.78
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	6,338.00	5,395.83	942.17	32,374.98	41,789.00	64,750.00	-35.46
TOTAL HAP EXPENSE	6,338.00	5,395.83	942.17	32,374.98	41,789.00	64,750.00	-35.46
EHV HAP (to)/from Reserve	1,309.00	0.00	1,309.00	0.00	79.00	0.00	

EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-871.00	-775.00	-96.00	-4,650.00	-5,776.00	-9,300.00	-37.89
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	-1,166.67	1,166.67	-7,000.02	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-250.02	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-250.02	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-871.00	-2,025.01	1,154.01	-12,150.06	-5,776.00	-24,300.00	-76.23
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-871.00	-2,025.01	1,154.01	-12,150.06	-5,776.00	-24,300.00	-76.23

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	152.16	291.67	-139.51	1,750.02	1,039.76	3,500.00	-70.29
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	1,249.98	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	87.66	261.67	-174.01	1,570.02	599.01	3,140.00	-80.92
30-1-000-001-4120.100 EHV Management Fee	144.00	180.00	-36.00	1,080.00	900.00	2,160.00	-58.33
30-1-000-001-4120.300 EHV Bookkeeping Fee	90.00	112.50	-22.50	675.00	562.50	1,350.00	-58.33
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	600.00	480.00	1,200.00	-60.00
Total Ongoing Admin Expenses	533.82	1,154.17	-620.35	6,925.02	3,581.27	13,850.00	-74.14
TOTAL ONGOING ADMIN EXPENSES	533.82	1,154.17	-620.35	6,925.02	3,581.27	13,850.00	-74.14
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	1,249.98	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	1,249.98	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	3,375.00	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	3,375.00	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	5,224.98	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	533.82	2,025.00	-1,491.18	12,150.00	3,581.27	24,300.00	-85.26
EHV ADMINI (Profit)/Loss	-337.18	-0.01	-337.17	-0.06	-2,194.73	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
September 30, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	119,162.43	137,945.91	-18,783.48	725,715.42	1,655,351.00	-56.16
TOTAL OPERATING INCOME	119,162.43	137,945.91	-18,783.48	725,715.42	1,655,351.00	-56.16
OPERATING EXPENSE						
Total Administration Expenses	56,483.37	63,700.00	-7,216.63	356,514.67	764,400.00	-53.36
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	438.33	615.00	-176.67	2,096.28	7,380.00	-71.60
Total Maintenance Expenses	64,772.40	61,164.16	3,608.24	373,814.48	733,970.00	-49.07
Total Protective Expenses	6,363.41	6,616.67	-253.26	40,665.76	79,400.00	-48.78
General Expenses	3,232.65	3,724.17	-491.52	19,395.90	44,690.00	-56.60
TOTAL ROUTINE OPERATING EXPENSES	131,290.16	135,820.00	-4,529.84	792,487.09	1,629,840.00	-51.38
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	131,290.16	135,820.00	-4,529.84	792,487.09	1,629,840.00	-51.38
NET REVENUE/-EXPENSE PROFIT/-LOSS	-12,127.73	2,125.91	-14,253.64	-66,771.67	25,511.00	-361.74
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	4,563.00	9,180.00	-50.29
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-12,888.23	1,360.91	-14,249.14	-71,334.67	16,331.00	-536.81

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
September 30, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	87,910.57	92,870.83	-4,960.26	541,968.78	1,114,450.00	-51.37
TOTAL OPERATING INCOME	87,910.57	92,870.83	-4,960.26	541,968.78	1,114,450.00	-51.37
OPERATING EXPENSE						
Total Administration Expenses	33,212.38	29,024.68	4,187.70	181,075.88	348,296.00	-48.01
Total Tenant Service Expenses	0.00	400.00	-400.00	299.64	4,800.00	-93.76
Total Utility Expenses	8,450.69	11,750.00	-3,299.31	49,475.57	141,000.00	-64.91
Total Maintenance Expenses	25,651.79	35,089.53	-9,437.74	185,316.01	421,074.00	-55.99
Total Protective Service Expenses	2,925.04	3,515.84	-590.80	16,868.07	42,190.00	-60.02
General Expenses	10,402.28	8,184.16	2,218.12	53,243.25	98,210.00	-45.79
TOTAL ROUTINE OPERATING EXPENSES	80,642.18	87,964.21	-7,322.03	486,278.42	1,055,570.00	-53.93
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	80,642.18	87,964.21	-7,322.03	486,278.42	1,055,570.00	-53.93
NET REVENUE/EXPENSE PROFIT/-LOSS	7,268.39	4,906.62	2,361.77	55,690.36	58,880.00	-5.42
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	65,094.00	165,000.00	-60.55
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-3,580.61	-8,843.38	5,262.77	-9,403.64	-106,120.00	-91.14

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
September 30, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	111,211.62	109,193.67	2,017.95	628,777.31	1,310,324.00	-52.01
TOTAL OPERATING INCOME	111,211.62	109,193.67	2,017.95	628,777.31	1,310,324.00	-52.01
OPERATING EXPENSE						
Total Administration Expenses	36,050.23	36,060.27	-10.04	192,163.55	432,723.00	-55.59
Total Tenant Service Expenses	0.00	91.67	-91.67	714.07	1,100.00	-35.08
Total Utility Expenses	3,651.15	2,945.82	705.33	12,515.44	35,350.00	-64.60
Total Maintenance Expenses	12,072.00	52,350.91	-40,278.91	442,010.86	628,211.00	-29.64
Total Protective Service Expenses	8,049.87	2,920.83	5,129.04	21,929.76	35,050.00	-37.43
General Expenses	11,007.13	8,379.10	2,628.03	55,542.05	100,549.00	-44.76
TOTAL ROUTINE OPERATING EXPENSES	70,830.38	102,748.60	-31,918.22	724,875.73	1,232,983.00	-41.21
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	70,830.38	102,748.60	-31,918.22	724,875.73	1,232,983.00	-41.21
NET REVENUE/EXPENSE PROFIT/-LOSS						
	40,381.24	6,445.07	33,936.17	-96,098.42	77,341.00	-224.25
Total Depreciation Expense						
	28,510.00	31,000.00	-2,490.00	171,060.00	372,000.00	-54.02
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	11,871.24	-24,554.93	36,426.17	-267,158.42	-294,659.00	-9.33

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
September 30, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	24,902.91	26,347.59	-1,444.68	160,735.78	316,171.00	-49.16
TOTAL OPERATING INCOME	24,902.91	26,347.59	-1,444.68	160,735.78	316,171.00	-49.16
OPERATING EXPENSE						
Total Administration Expenses	8,012.86	8,685.09	-672.23	42,929.54	104,221.00	-58.81
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	2,831.12	2,850.00	-18.88	10,550.59	34,200.00	-69.15
Total Maintenance Expenses	9,338.55	12,864.50	-3,525.95	48,474.13	154,374.00	-68.60
Total Protective Service Expenses	651.97	1,197.50	-545.53	5,516.60	14,370.00	-61.61
General Expenses	6,052.04	2,640.25	3,411.79	18,888.19	31,683.00	-40.38
TOTAL ROUTINE OPERATING EXPENSES	26,886.54	28,829.00	-1,942.46	126,359.05	345,948.00	-63.47
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	26,886.54	28,829.00	-1,942.46	126,359.05	345,948.00	-63.47
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-1,983.63	-2,481.41	497.78	34,376.73	-29,777.00	-215.45
Total Depreciation Expense						
	4,435.00	8,750.00	-4,315.00	26,610.00	105,000.00	-74.66
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-6,418.63	-11,231.41	4,812.78	7,766.73	-134,777.00	-105.76

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
September 30, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	29,924.26	12,825.42	17,098.84	98,451.92	153,905.00	-36.03
TOTAL ADMIN OPERATING INCOME	29,924.26	12,825.42	17,098.84	98,451.92	153,905.00	-36.03
OPERATING EXPENSES						
Total Admin Expenses	14,282.58	14,300.42	-17.84	77,574.18	171,605.00	-54.79
Total Fees Expenses	4,375.00	4,470.50	-95.50	25,928.04	53,646.00	-51.67
Total General Expenses	908.17	990.42	-82.25	2,802.26	11,885.00	-76.42
TOTAL OPERATING EXPENSES	19,565.75	19,761.34	-195.59	106,304.48	237,136.00	-55.17
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	19,565.75	19,761.34	-195.59	106,304.48	237,136.00	-55.17
NET REVENUE PROFIT/-LOSS	10,358.51	-6,935.92	17,294.43	-7,852.56	-83,231.00	-90.57
Total Depreciation Expense	464.00	465.00	-1.00	2,784.00	5,580.00	-50.11
NET REVENUE w/Deprecitation PROFIT/-LOSS	9,894.51	-7,400.92	17,295.43	-10,636.56	-88,811.00	-88.02

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	88,644.00	82,291.67	6,352.33	491,478.00	987,500.00	-50.23
TOTAL HAP INCOME	88,644.00	82,291.67	6,352.33	491,478.00	987,500.00	-50.23
HAP EXPENSES						
Total HAP Expenses	87,961.00	82,250.00	5,711.00	529,231.00	987,000.00	-46.38
Total General HAP Expenses	69.50	41.67	27.83	-283.70	500.00	-156.74
TOTAL HAP EXPENSES	88,030.50	82,291.67	5,738.83	528,947.30	987,500.00	-46.44
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	613.50	0.00	613.50	-37,469.30	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
September 30, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	38,375.80	37,317.08	1,058.72	218,705.87	447,805.00	-51.16
TOTAL OPERATING INCOME	38,375.80	37,317.08	1,058.72	218,705.87	447,805.00	-51.16
OPERATING EXPENSE						
Total Administration Expenses	7,783.01	8,260.08	-477.07	43,788.73	99,121.00	-55.82
Total Fee Expenses	4,284.00	4,284.00	0.00	25,649.64	51,408.00	-50.11
Total Utilities Expenses	3,528.88	3,405.00	123.88	18,482.30	40,860.00	-54.77
Total Maintenance Expenses	10,053.65	20,691.08	-10,637.43	112,285.41	248,293.00	-54.78
Total Taxes & Insurance Expense	7,105.71	3,974.42	3,131.29	22,557.54	47,693.00	-52.70
Total Financial Expenses	1,474.47	1,500.00	-25.53	8,950.66	18,000.00	-50.27
TOTAL ROUTINE OPERATING EXPENSE	34,229.72	42,114.58	-7,884.86	231,714.28	505,375.00	-54.15
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	34,229.72	42,114.58	-7,884.86	231,714.28	505,375.00	-54.15
NET REVENUE PROFIT/-LOSS						
	4,146.08	-4,797.50	8,943.58	-13,008.41	-57,570.00	-77.40
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	49,836.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,159.92	-4,797.50	637.58	-62,844.41	-57,570.00	9.16

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
September 30, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	32,162.97	32,287.41	-124.44	191,111.06	387,449.00	-50.67
TOTAL OPERATING INCOME	32,162.97	32,287.41	-124.44	191,111.06	387,449.00	-50.67
OPERATING EXPENSE						
Total Administration Expenses	7,310.22	6,836.83	473.39	39,705.35	82,042.00	-51.60
Total Fee Expenses	3,748.50	3,868.00	-119.50	22,853.13	46,416.00	-50.76
Total Utilities Expenses	3,883.59	3,230.00	653.59	20,699.41	38,760.00	-46.60
Total Maintenance Expenses	12,616.66	15,503.15	-2,886.49	61,491.18	186,038.00	-66.95
Total Taxes & Insurance Expense	6,098.32	3,121.01	2,977.31	20,434.58	37,452.00	-45.44
Total Financial Expenses	1,474.46	1,500.00	-25.54	8,950.62	18,000.00	-50.27
TOTAL ROUTINE OPERATING EXPENSE	35,131.75	34,058.99	1,072.76	174,134.27	408,708.00	-57.39
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	35,131.75	34,058.99	1,072.76	174,134.27	408,708.00	-57.39
NET REVENUE PROFIT/-LOSS						
	-2,968.78	-1,771.58	-1,197.20	16,976.79	-21,259.00	-179.86
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	43,263.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-10,179.28	-1,771.58	-8,407.70	-26,286.21	-21,259.00	23.65

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
September 30, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	343,187.53	366,358.00	-23,170.47	2,029,055.33	4,396,296.00	-53.85
TOTAL OPERATING INCOME	343,187.53	366,358.00	-23,170.47	2,029,055.33	4,396,296.00	-53.85
OPERATING EXPENSE						
Total Administration Expenses	133,758.84	133,053.37	705.47	755,299.44	1,596,640.00	-52.69
Total Tenant Service Expenses	0.00	1,083.33	-1,083.33	1,013.71	13,000.00	-92.20
Total Utility Expenses	15,371.29	18,160.82	-2,789.53	74,637.88	217,930.00	-65.75
Total Maintenance Expenses	111,834.74	161,469.10	-49,634.36	1,049,615.48	1,937,629.00	-45.83
Total Protective Service Expenses	17,990.29	14,250.84	3,739.45	84,980.19	171,010.00	-50.31
General Expenses	30,694.10	22,927.68	7,766.42	147,069.39	275,132.00	-46.55
TOTAL ROUTINE OPERATING EXPENSES	309,649.26	350,945.14	-41,295.88	2,112,616.09	4,211,341.00	-49.84
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	309,649.26	350,945.14	-41,295.88	2,112,616.09	4,211,341.00	-49.84
NET REVENUE/EXPENSE PROFIT/-LOSS						
	33,538.27	15,412.86	18,125.41	-83,560.76	184,955.00	-145.18
Total Depreciation Expense						
	44,554.50	54,265.00	-9,710.50	267,327.00	651,180.00	-58.95
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-11,016.23	-38,852.14	27,835.91	-350,887.76	-466,225.00	-24.74

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
September 30, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	70,538.77	69,604.49	934.28	409,816.93	835,254.00	-50.94
TOTAL OPERATING INCOME	70,538.77	69,604.49	934.28	409,816.93	835,254.00	-50.94
OPERATING EXPENSE						
Total Administration Expenses	15,093.23	15,096.91	-3.68	83,494.08	181,163.00	-53.91
Total Fee Expenses	8,032.50	8,152.00	-119.50	48,502.77	97,824.00	-50.42
Total Utilities Expenses	7,412.47	6,635.00	777.47	39,181.71	79,620.00	-50.79
Total Maintenance Expenses	22,670.31	36,194.23	-13,523.92	173,776.59	434,331.00	-59.99
Total Taxes & Insurance Expense	13,204.03	7,095.43	6,108.60	42,992.12	85,145.00	-49.51
Total Financial Expenses	2,948.93	3,000.00	-51.07	17,901.28	36,000.00	-50.27
TOTAL ROUTINE OPERATING EXPENSE	69,361.47	76,173.57	-6,812.10	405,848.55	914,083.00	-55.60
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	69,361.47	76,173.57	-6,812.10	405,848.55	914,083.00	-55.60
NET REVENUE PROFIT/-LOSS						
	1,177.30	-6,569.08	7,746.38	3,968.38	-78,829.00	-105.03
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	93,099.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-14,339.20	-6,569.08	-7,770.12	-89,130.62	-78,829.00	13.07

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
September, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.70	9,867.86	-204.16	59,434.44
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,867.43	15,882.44	2,984.99	105,653.78
Administrative Expenses	4,681.25	2,247.19	2,434.06	15,987.66
Tenant Services	0.00	89.71	-89.71	299.64
Utilities	8,450.69	9,528.52	-1,077.83	49,475.57
Maint/Protective Serv - Supplies/Conts	28,576.83	21,168.81	7,408.02	202,184.08
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,402.28	6,903.45	3,498.83	53,243.25
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	80,642.18	65,687.98	14,954.20	486,278.42
AMP002 - FAMILY				
Salaries	9,244.08	8,464.96	779.12	56,694.07
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,128.86	16,734.60	4,394.26	113,704.38
Administrative Expenses	5,677.29	2,460.71	3,216.58	21,765.10
Tenant Services	0.00	47.26	-47.26	714.07
Utilities	3,651.15	1,813.59	1,837.56	12,515.44
Maint/Protective Serv - Supplies/Conts	20,121.87	56,274.78	-36,152.91	462,704.55
Mileage	0.00	0.00	0.00	20.44
Insurance & General Expenses	11,007.13	8,126.43	2,880.70	55,542.05
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	70,830.38	93,922.33	-23,091.95	723,660.10
AMP003 - BLUEBELL				
Salaries	1,073.78	0.00	1,073.78	6,603.93
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,523.96	4,682.57	841.39	30,591.54
Administrative Expenses	1,415.12	989.88	425.24	5,734.07
Tenant Services	0.00	7.26	-7.26	0.00
Utilities	2,831.12	652.00	2,179.12	10,550.59
Maint/Protective Serv - Supplies/Conts	9,990.52	8,401.83	1,588.69	53,752.64
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	6,052.04	3,250.52	2,801.52	18,888.19
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	26,886.54	17,984.06	8,902.48	126,120.96
COCC				
Salaries	111,855.97	104,521.64	7,334.33	659,928.26
Employee W/H Payments	49.82	1,398.13	-1,348.31	-706.72
Fee Expenses	319.86	361.04	-41.18	1,976.99
Administrative Expenses	9,079.94	13,006.17	-3,926.23	64,623.67
Tenant Services	0.00	-110.74	110.74	0.00
Utilities	438.33	692.12	-253.79	2,096.28
Maint/Protective Serv - Supplies/Conts	132.97	35.75	97.22	4,697.70
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	19,395.90
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	125,109.54	123,135.37	1,974.17	752,012.08
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	131,837.53	122,854.46	8,983.07	782,660.70
Employee W/H Payments	49.82	1,398.13	-1,348.31	-706.72
Fee Expenses	45,840.11	37,660.65	8,179.46	251,868.66
Administrative Expenses	66,693.71	56,364.60	10,329.11	360,037.19
Tenant Services	0.00	33.49	-33.49	1,013.71
Utilities	15,371.29	12,686.23	2,685.06	74,637.88
Maint/Protective Serv - Supplies/Conts	58,822.19	85,881.17	-27,058.98	723,338.97
Mileage	0.00	0.00	0.00	20.44
Insurance & General Expenses	30,694.10	21,511.66	9,182.44	147,069.39
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	349,308.75	338,390.39	10,918.36	2,339,940.22

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
September, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,985.92	11,945.88	-959.96
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,105.50	178.50
Administrative Expenses	402.77	1,641.95	-1,239.18
Utilities	3,528.88	3,385.73	143.15
Maintenance Supplies/Contracts	4,910.48	2,804.50	2,105.98
Security, Tax, & Insurance Expenses	7,923.20	3,147.18	4,776.02
Finacial Expenses	1,474.47	1,632.69	-158.22
TOTAL BRENTWOOD CLAIMS	33,509.72	28,663.43	4,846.29
PRAIRIELAND			
Salaries	11,994.00	11,945.93	48.07
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,748.50	3,808.00	-59.50
Administrative Expenses	-0.02	1,514.60	-1,514.62
Utilities	3,883.59	2,480.75	1,402.84
Maintenance Supplies/Contracts	6,535.43	3,483.92	3,051.51
Security, Taxes, & Insurance Expenses	6,845.79	2,969.27	3,876.52
Financial Expenses	1,474.46	1,632.69	-158.23
TOTAL PRAIRIELAND CLAIMS	34,481.75	27,835.16	6,646.59
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,979.92	23,891.81	-911.89
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,032.50	7,913.50	119.00
Administrative Expenses	402.75	3,156.55	-2,753.80
Utilities	7,412.47	5,866.48	1,545.99
Maintenance Supplies	11,445.91	6,288.42	5,157.49
Security, Tax, & Insurance Expenses	14,768.99	6,116.45	8,652.54
Financial Expenses	2,948.93	3,265.38	-316.45
TOTAL AHP CLAIMS	67,991.47	56,498.59	11,492.88
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,761.93	7,349.32	5,412.61
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,655.00	3,841.50	813.50
Administrative Expenses	1,520.65	1,847.33	-326.68
General Expense-Admin	592.18	307.23	284.95
Total HCV Expenses	19,529.76	13,345.38	6,184.38
HAP Expenses	87,961.00	76,001.00	11,960.00
General Expenses	69.50	0.00	69.50
Total HAP Expenses	88,030.50	76,001.00	12,029.50
TOTAL HCV CLAIMS	107,560.26	89,346.38	18,213.88

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
September, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	0.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	35,356.00	63,744.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	35,356.00	363,744.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	47,550.00	47,550.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	47,550.00	347,550.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	136,133.63	515,397.10
TOTAL CFG 2020 CLAIMS	0.00	0.00	136,133.63	815,397.10
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	0.00	0.00	219,039.63	2,610,565.10

Knox County Housing Authority
CLAIMS REPORT TOTALS
September, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	80,642.18	65,687.98	14,954.20	486,278.42
AMP002 - FAMILY	70,830.38	93,922.33	-23,091.95	724,875.73
AMP003 - BLUEBELL	26,886.54	17,984.06	8,902.48	126,359.05
COCC	131,339.98	123,135.38	8,204.60	791,780.37
TOTAL LOW RENT	309,699.08	300,729.75	8,969.33	2,129,293.57
<u>A.H.P.</u>				
BRENTWOOD	34,229.72	28,663.43	5,566.29	231,714.28
PRAIRIELAND	35,131.75	27,835.16	7,296.59	174,134.27
TOTAL A.H.P.	69,361.47	56,498.59	12,862.88	405,848.55
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,529.76	13,345.38	6,184.38	106,088.54
TOTAL HCV	19,529.76	13,345.38	6,184.38	106,088.54
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	35,356.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	47,550.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	136,133.63
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	0.00	0.00	219,039.63
<hr/>				
TOTAL CLAIMS FOR MONTH	398,590.31	370,573.72	28,016.59	2,860,270.29

LOW RENT

<u>COCC</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$222,113.86	\$947,829.28		
Operating Expenses	\$135,853.76	\$928,340.85		
Net Revenue Income/(Loss)	\$86,260.10	\$19,488.43	COCC - Cash, Investments, A/R, & A/P	\$896,696
<hr/>				
<u>MOON TOWERS</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$187,879.11	\$729,847.89	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$76,127.55	\$562,405.97	<i>Minimum Reserve Position</i>	\$ 321,375
Net Revenue Income/(Loss)	\$111,751.56	\$167,441.92	Over/(Under) Minimum Reserve Position	\$358,593
<hr/>				
<u>FAMILY SITES</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$222,077.33	\$850,854.64	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$100,874.06	\$825,749.79	<i>Minimum Reserve Position</i>	\$ 471,857
Net Revenue Income/(Loss)	\$121,203.27	\$25,104.85	Over/(Under) Minimum Reserve Position	\$531,098
<hr/>				
<u>BLUEBELL</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$54,864.96	\$215,600.74	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$16,858.37	\$143,217.42	<i>Minimum Reserve Position</i>	\$ 81,839
Net Revenue Income/(Loss)	\$38,006.59	\$72,383.32	Over/(Under) Minimum Reserve Position	\$134,273

Monthly Notes:

- For income: COCC billed out \$46,748.10 for maintenance labor charges and received \$74,295.64 from fees: \$41,840.64 for management fees, \$4,240 for asset management fees; \$5,775 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The properties received \$131,235 in subsidy from HUD with Moon receiving \$45,921; Family \$76,505; and Bluebell \$8,809.
- COCC and low rent properties received \$350,000 from Capital Fund Grant 2023 to be used for management fees for COCC (\$100,000), for operations: Moon (\$100,000), Family (\$120,000), and Bluebell (\$30,000).
- Expenses worth noting was the IAHA annual meeting in Joliet that some staff attended for training, repair curb stops, repair water pipe at 529 Iowa Court, installation of new furnaces at 531 Iowa and 1037 Woodland Bend, installation of water heaters and 1587 & 1591 McKnight, and the purchase of furnace blowers and gas line kits.
- As for the month, COCC, Moon, Family, and Bluebell are all showing in the black for month and year-to-date from receiving the maintenance fee and operations monies from Capital Funds Grant 2023.

AHP

<u>BRENTWOOD</u>	<u>Oct-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$37,871.58	\$256,577.45	Operating Income	\$33,546.46	\$224,657.52
Operating Expenses	\$32,835.49	\$264,549.77	Operating Expenses	\$29,599.66	\$203,733.93
Net Revenue Income/(Loss)	\$5,036.09	(\$7,972.32)	Net Revenue Income/(Loss)	\$3,946.80	\$20,923.59
Brentwood's Cash, Investments, A/R, & A/P	\$ 379,552.01		Prairieland's Cash, Investments, A/R, & A/P	\$ (120,970.51)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 233,155.48		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 269,473.58	
BW's Available Cash	\$ 146,396.53		PL's Available Cash	\$148,503.07	

Monthly Notes:

- For Income: Brentwood received \$37,440.73 in tenant income while Prairieland's received \$28,065 in tenant income.
- Expenses worth noting for the month was the replacement of flooring in a unit at Brentwood.
- Both Brentwood and Prairieland were in the black for the month while Prairieland remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$12,430.65	\$110,882.57
Operating Expenses	\$19,498.11	\$125,802.59
Net Revenue Income/(Loss)	(\$7,067.46)	(\$14,920.02)

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$17,097.76
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	-\$7,067.46
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$10,030.30

Monthly Notes:

- HCV received \$12,425 in admin fee subsidy from HUD and shows an decrease in revenue of \$7,067.46 for the month with unrestricted net position showing a balance of \$10,030.30.

<u>HAP</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$102,577.00	\$594,055.00
Operating Expenses	\$86,439.00	\$615,386.30
Net Revenue Income/(Loss)	\$16,138.00	(\$21,331.30)

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ (25,420.00)
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$15,886.00
Adjustment/Transfer from COCC or UNP	
RNP Ending Balance per VMS	\$ (9,534.00)

Monthly Notes:

- HCV received \$102,577 in HAP subsidy and had a increase in revenue of \$3,970.75. Restricted Net Position shows a balance of (\$9,534). RNP has been offset by UNP and the agency is working with HUD on utilizing our HUD Held Reserves to help fund the program.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$ 476.00	\$ 6,252.00
Operating Expenses	\$ 453.40	\$ 4,034.67
Net Revenue Income/(Loss)	\$22.60	\$2,217.33

<u>EHV (UNP)</u>	
Prior Month Balance	\$ 19,222.55
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 22.60
EHV UNP Ending Balance	\$16,862.15

Monthly Notes:

- EHV received \$476 in admin fee subsidy from HUD and an increase in revenue of \$22.6 for the month.

<u>HAP</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,422.00	\$ 43,132.00
Operating Expenses	\$ 7,870.00	\$ 49,659.00
Net Revenue Income/(Loss)	(\$6,448.00)	(\$6,527.00)

<u>EHV (RNP)</u>	
Prior Month Balance	\$ 4,065.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (6,448.00)
RNP Ending Balance per VMS	\$0.00

Monthly Notes:

- EHV received \$,422 in HAP subsidy and had an decrease in revenue of \$6,448.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Oct-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 98,649.11
Family Sites	\$ -	\$ 291,601.35
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 523,809.64

Tenant Online Payments

<u>Property Sites</u>	<u>Oct-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,395.00	\$ 22,193.25
Family Sites	\$ 5,173.36	\$ 36,848.04
Bluebell	\$ 1,127.00	\$ 7,156.00
Brentwood	\$ 5,316.00	\$ 34,295.00
Prairieland	\$ 4,225.00	\$ 22,854.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 18,236.36	\$ 130,407.29

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Oct-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 9,031.21
Family Sites	\$ 261.64	\$ 83,729.61
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 261.64	\$ 126,513.62

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,156,840.22

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$126,513.62	\$ 29,325.75
	13.47%	2.53%

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	105.00	105.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,840.64	-45,700.00	3,859.36	-319,900.00	-291,297.65	-548,400.00	-46.88
10-1-000-000-3810.010 Mgmt Fees CFP	-100,000.00	-12,624.75	-87,375.25	-88,373.25	-100,000.00	-151,497.00	-33.99
Total Line 70710	-141,840.64	-58,324.75	-83,515.89	-408,273.25	-391,297.65	-699,897.00	-44.09
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,775.00	-5,822.00	47.00	-40,754.00	-40,560.00	-69,864.00	-41.94
Total Line 70730	-5,775.00	-5,822.00	47.00	-40,754.00	-40,560.00	-69,864.00	-41.94
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-540.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-74,200.00	-74,200.00	-127,200.00	-41.67
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-41,265.00	-41,230.00	-70,740.00	-41.72
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-31,675.00	-23,560.00	-54,300.00	-56.61
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-147,140.00	-139,530.00	-252,240.00	-44.68
70700 TOTAL FEE REVENUE	-174,295.64	-89,406.75	-84,888.89	-625,847.25	-601,067.65	-1,072,881.00	-43.98
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,069.79	-20.83	-1,048.96	-145.81	-4,563.28	-250.00	1,725.31
10-1-000-000-3610.023 Interest Income - HRA	-0.33	0.00	-0.33	0.00	-1.05	0.00	
Total Line 71100	-1,070.12	-20.83	-1,049.29	-145.81	-4,564.33	-250.00	1,725.73
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-1,400.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.001 Maint Labor Income	-46,748.10	0.00	-46,748.10	0.00	-146,891.39	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-12,833.31	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-14,875.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-64.19	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-33,920.81	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	-1,220.83	1,220.83	-8,545.81	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-11,462.50	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-25,200.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-1,750.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-33,979.19	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Maint Inc	0.00	-27,912.50	27,912.50	-195,387.50	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-210.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	-28,141.96	0.00	
Total Line 71500	-46,748.10	-48,518.33	1,770.23	-339,628.31	-342,197.30	-582,220.00	-41.23
TOTAL OTHER REVENUE	-47,818.22	-48,539.16	720.94	-339,774.12	-346,761.63	-582,470.00	-40.47
70000 TOTAL REVENUE	-222,113.86	-137,945.91	-84,167.95	-965,621.37	-947,829.28	-1,655,351.00	-42.74

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	37,336.86	37,000.00	336.86	259,000.00	245,828.66	444,000.00	-44.63
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	25,083.31	2,000.00	43,000.00	-95.35
Total Line 91100	37,336.86	40,583.33	-3,246.47	284,083.31	247,828.66	487,000.00	-49.11
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	50.00	83.33	-33.33	583.31	100.00	1,000.00	-90.00
Total Line 91400	50.00	83.33	-33.33	583.31	100.00	1,000.00	-90.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	16,864.26	12,058.33	4,805.93	84,408.31	92,807.47	144,700.00	-35.86
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	3,850.00	4,059.03	6,600.00	-38.50
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	3,791.69	0.00	6,500.00	-100.00
Total Line 91500	17,444.29	13,150.00	4,294.29	92,050.00	96,866.50	157,800.00	-38.61
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	5,833.31	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	528.28	625.00	-96.72	4,375.00	3,789.84	7,500.00	-49.47
10-1-000-000-4190.000 Other Sundry	-428.23	1,000.00	-1,428.23	7,000.00	2,176.75	12,000.00	-81.86
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	4,200.00	3,750.00	7,200.00	-47.92
10-1-000-000-4190.100 Postage	-126.87	250.00	-376.87	1,750.00	1,676.93	3,000.00	-44.10
10-1-000-000-4190.200 Office Supplies	61.42	166.67	-105.25	1,166.69	732.95	2,000.00	-63.35
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,166.69	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	22.25	62.50	-40.25	437.50	824.61	750.00	9.95
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	700.00	41.00	1,200.00	-96.58
10-1-000-000-4190.401 Printing Supplies	676.95	150.00	526.95	1,050.00	676.95	1,800.00	-62.39
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,400.00	1,115.88	2,400.00	-53.51
10-1-000-000-4190.550 Computers	0.00	166.67	-166.67	1,166.69	3,807.77	2,000.00	90.39
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	1,223.19	250.00	973.19	1,750.00	7,950.83	3,000.00	165.03
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	1,750.00	1,476.19	3,000.00	-50.79
10-1-000-000-4190.850 IT Support	105.00	1,500.00	-1,395.00	10,500.00	3,138.00	18,000.00	-82.57
Total Line 91600	3,058.73	6,341.67	-3,282.94	44,391.69	32,131.75	76,100.00	-57.78
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	5,600.00	4,800.00	9,600.00	-50.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	5,600.00	4,800.00	9,600.00	-50.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	3,267.38	1,000.00	2,267.38	7,000.00	11,142.45	12,000.00	-7.15
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	5,250.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	130.87	0.00	130.87	0.00	277.00	0.00	
Total Line 91800	3,398.25	1,750.00	1,648.25	12,250.00	12,534.85	21,000.00	-40.31
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	300.92	200.00	100.92	1,400.00	2,277.91	2,400.00	-5.09
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-58.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	0.00	1,063.17	0.00	8,027.19	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	73.86	0.00	

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	535.22	266.67	268.55	1,866.69	15,919.42	3,200.00	397.48
Total Line 91900	1,899.31	741.67	1,157.64	5,191.69	26,240.35	8,900.00	194.84
91000 TOTAL OPERATING EXPENSE - Admin	63,987.44	63,700.00	287.44	445,900.00	420,502.11	764,400.00	-44.99
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	175.00	121.00	300.00	-59.67
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	105.00	91.43	180.00	-49.21
10-1-000-000-4320.000 Electric	347.05	375.00	-27.95	2,625.00	1,915.01	4,500.00	-57.44
10-1-000-000-4330.000 Gas	97.54	200.00	-102.46	1,400.00	447.64	2,400.00	-81.35
Total Line 93100, 93200, 93300, 93600	478.80	615.00	-136.20	4,305.00	2,575.08	7,380.00	-65.11
93000 TOTAL UTILITIES EXPENSES	478.80	615.00	-136.20	4,305.00	2,575.08	7,380.00	-65.11
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,814.20	38,166.67	-352.47	267,166.69	263,265.51	458,000.00	-42.52
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	36,808.31	38,384.50	63,100.00	-39.17
10-1-000-000-4410.100 Maint Labor - OT	648.75	1,575.00	-926.25	11,025.00	10,263.03	18,900.00	-45.70
Total Line 94100	43,847.55	45,000.00	-1,152.45	315,000.00	311,913.04	540,000.00	-42.24
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	70.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	67.78	0.00	
10-1-000-000-4420.070 Electrical Supplies	19.14	0.00	19.14	0.00	19.14	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	72.42	20.83	51.59	145.81	544.48	250.00	117.79
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	1,730.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	233.31	175.92	400.00	-56.02
Total Line 94200	91.56	84.99	6.57	594.93	3,064.99	1,020.00	200.49
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	37.50	54.90	262.50	277.20	450.00	-38.40
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	642.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	88.50	41.67	46.83	291.69	88.50	500.00	-82.30
Total Line 94300 - (sub accts)	180.90	79.17	101.73	554.19	1,007.70	950.00	6.07
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	15,084.72	13,375.00	1,709.72	93,625.00	101,450.54	160,500.00	-36.79
10-1-000-000-4410.510 Maint Admin Benefits	2,586.74	2,625.00	-38.26	18,375.00	18,169.68	31,500.00	-42.32
Total Line 94500	17,671.46	16,000.00	1,671.46	112,000.00	119,620.22	192,000.00	-37.70
94000 TOTAL MAINTENANCE EXPENSE	61,791.47	61,164.16	627.31	428,149.12	435,605.95	733,970.00	-40.65

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,166.67	-196.17	29,166.69	29,778.75	50,000.00	-40.44
10-1-000-000-4481.500 Safety/Security Benefits	2,259.93	2,375.00	-115.07	16,625.00	16,219.97	28,500.00	-43.09
Total Line 95100	6,230.43	6,541.67	-311.24	45,791.69	45,998.72	78,500.00	-41.40
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	132.97	75.00	57.97	525.00	1,030.44	900.00	14.49
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	132.97	75.00	57.97	525.00	1,030.44	900.00	14.49
95000 TOTAL PROTECTIVE SERVICES EXP	6,363.40	6,616.67	-253.27	46,316.69	47,029.16	79,400.00	-40.77
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	686.00	663.25	1,176.00	-43.60
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	262.50	254.94	450.00	-43.35
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	16,485.00	16,172.52	28,260.00	-42.77
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	17,433.50	17,090.71	29,886.00	-42.81
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	112.00	103.95	192.00	-45.86
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	5,250.00	5,083.89	9,000.00	-43.51
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	357.00	350.00	612.00	-42.81
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.12	817.00	-25.88	5,719.00	5,537.84	9,804.00	-43.51
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	23,152.50	22,628.55	39,690.00	-42.99
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	2,916.69	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	2,916.69	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	2,916.69	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	135,853.76	135,820.00	33.76	950,740.00	928,340.85	1,629,840.00	-43.04
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-86,260.10	-2,125.91	-84,134.19	-14,881.37	-19,488.43	-25,511.00	-23.61

MISCELLANEOUS EXPENSE

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	5,355.00	5,323.50	9,180.00	-42.01
Total Line 97400	760.50	765.00	-4.50	5,355.00	5,323.50	9,180.00	-42.01
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	5,355.00	5,323.50	9,180.00	-42.01
90000 TOTAL EXPENSES	136,614.26	136,585.00	29.26	956,095.00	933,664.35	1,639,020.00	-43.04
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-86,034.82	-5,777.58	-80,257.24	-40,443.06	-3,942.39	-69,331.00	-94.31

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,239.00	1,239.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,247.00	-33,583.33	-3,663.67	-235,083.31	-259,643.00	-403,000.00	-35.57
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,247.00	-33,583.33	-3,663.67	-235,083.31	-259,643.00	-403,000.00	-35.57
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	111.89	-291.67	403.56	-2,041.69	346.88	-3,500.00	-109.91
10-1-000-001-3690.100 Late Fees	0.00	-375.00	375.00	-2,625.00	-3,645.00	-4,500.00	-19.00
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-4.17	4.17	-29.19	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,481.75	-1,041.67	-440.08	-7,291.69	-6,638.76	-12,500.00	-46.89
10-1-000-001-3690.160 Vending Machine Inc	-105.40	-125.00	19.60	-875.00	-547.61	-1,500.00	-63.49
10-1-000-001-3690.180 Labor	-1,182.00	-1,000.00	-182.00	-7,000.00	-5,968.75	-12,000.00	-50.26
10-1-000-001-3690.200 Materials	-160.95	-300.00	139.05	-2,100.00	-1,529.25	-3,600.00	-57.52
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,818.21	-3,137.51	319.30	-21,962.57	-17,982.49	-37,650.00	-52.24
70500 TOTAL TENANT REVENUE	-40,065.21	-36,720.84	-3,344.37	-257,045.88	-277,625.49	-440,650.00	-37.00
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,921.00	-47,495.83	1,574.83	-332,470.81	-345,075.00	-569,950.00	-39.46
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-45,921.00	-47,495.83	1,574.83	-332,470.81	-345,075.00	-569,950.00	-39.46
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	-100,000.00	-8,333.33	-91,666.67	-58,333.31	-100,000.00	-100,000.00	0.00
Total Line 10010	-100,000.00	-8,333.33	-91,666.67	-58,333.31	-100,000.00	-100,000.00	0.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-1,592.90	-20.83	-1,572.07	-145.81	-5,497.40	-250.00	2,098.96
Total Line 71100	-1,592.90	-20.83	-1,572.07	-145.81	-5,497.40	-250.00	2,098.96
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-2,100.00	-1,650.00	-3,600.00	-54.17
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-2,100.00	-1,650.00	-3,600.00	-54.17
70000 TOTAL REVENUE	-187,879.11	-92,870.83	-95,008.28	-650,095.81	-729,847.89	-1,114,450.00	-34.51

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,855.30	6,166.67	688.63	43,166.69	48,891.87	74,000.00	-33.93
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	43,166.69	48,891.87	74,000.00	-33.93
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	1,779.19	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	1,779.19	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,293.88	13,681.00	-387.12	95,767.00	94,139.22	164,172.00	-42.66
Total Line 91300	13,293.88	13,681.00	-387.12	95,767.00	94,139.22	164,172.00	-42.66
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,290.00	1,328.00	-38.00	9,296.00	9,135.00	15,936.00	-42.68
Total Line 91310	1,290.00	1,328.00	-38.00	9,296.00	9,135.00	15,936.00	-42.68
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.40	2,083.33	725.07	14,583.31	20,206.27	25,000.00	-19.17
Total Line 91500	2,808.40	2,083.33	725.07	14,583.31	20,206.27	25,000.00	-19.17
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	1,166.69	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	280.55	270.83	9.72	1,895.81	1,929.08	3,250.00	-40.64
10-1-000-001-4190.100 Postage	63.09	66.67	-3.58	466.69	472.71	800.00	-40.91
10-1-000-001-4190.200 Office Supplies	36.00	58.33	-22.33	408.31	490.77	700.00	-29.89
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	100.00	-100.00	700.00	472.19	1,200.00	-60.65
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	83.25	90.67	-7.42	634.69	310.46	1,088.00	-71.47
10-1-000-001-4190.500 Printer/Copier Sup Cont	148.00	250.00	-102.00	1,750.00	1,173.33	3,000.00	-60.89
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	58.31	810.00	100.00	710.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	729.19	608.90	1,250.00	-51.29
10-1-000-001-4190.850 IT Support	219.07	41.67	177.40	291.69	3,226.27	500.00	545.25
Total Line 91600	917.07	1,240.67	-323.60	8,684.69	9,493.71	14,888.00	-36.23
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	752.08	0.00	752.08	0.00	2,415.05	0.00	
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	75.00	-75.00	525.00	0.00	900.00	-100.00
Total Line 91800	752.08	75.00	677.08	525.00	2,415.05	900.00	168.34
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	26.54	29.17	-2.63	204.19	1,059.66	350.00	202.76
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	1,770.00	1,770.00	0.00	12,390.00	7,080.00	21,240.00	-66.67
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,500.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	15.00	16.67	-1.67	116.69	60.74	200.00	-69.63
10-1-000-001-4190.950 Background Verification	671.45	350.00	321.45	2,450.00	4,873.76	4,200.00	16.04
Total Line 91900	2,482.99	2,165.84	317.15	15,160.88	14,574.48	25,990.00	-43.92
91000 TOTAL OPERATING EXPENSE - Admin	28,399.72	26,994.68	1,405.04	188,962.76	198,855.60	323,936.00	-38.61

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	12,390.00	12,390.00	21,240.00	-41.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>12,390.00</u>	<u>12,390.00</u>	<u>21,240.00</u>	<u>-41.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>12,390.00</u>	<u>12,390.00</u>	<u>21,240.00</u>	<u>-41.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	612.50	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	145.81	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	55.21	0.00	55.21	0.00	55.21	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>55.21</u>	<u>400.00</u>	<u>-344.79</u>	<u>2,800.00</u>	<u>354.85</u>	<u>4,800.00</u>	<u>-92.61</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>55.21</u>	<u>400.00</u>	<u>-344.79</u>	<u>2,800.00</u>	<u>354.85</u>	<u>4,800.00</u>	<u>-92.61</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,714.44	1,458.33	256.11	10,208.31	9,313.80	17,500.00	-46.78
10-1-000-001-4315.000 Sewer	4,504.22	3,291.67	1,212.55	23,041.69	25,395.39	39,500.00	-35.71
10-1-000-001-4320.000 Electric	2,786.45	2,666.67	119.78	18,666.69	18,692.97	32,000.00	-41.58
10-1-000-001-4330.000 Gas	2,332.72	4,333.33	-2,000.61	30,333.31	7,411.24	52,000.00	-85.75
Total Line 93100, 93200, 93300, 93600	<u>11,337.83</u>	<u>11,750.00</u>	<u>-412.17</u>	<u>82,250.00</u>	<u>60,813.40</u>	<u>141,000.00</u>	<u>-56.87</u>
93000 TOTAL UTILITIES EXPENSES	<u>11,337.83</u>	<u>11,750.00</u>	<u>-412.17</u>	<u>82,250.00</u>	<u>60,813.40</u>	<u>141,000.00</u>	<u>-56.87</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	30,975.00	30,975.00	53,100.00	-41.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>30,975.00</u>	<u>30,975.00</u>	<u>53,100.00</u>	<u>-41.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	233.31	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	3,500.00	38.31	6,000.00	-99.36
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	6.99	208.33	-201.34	1,458.31	11,197.94	2,500.00	347.92
10-1-000-001-4420.070 Electrical Supplies	32.48	100.00	-67.52	700.00	391.04	1,200.00	-67.41
10-1-000-001-4420.080 Plumbing Supplies	229.48	125.00	104.48	875.00	1,013.22	1,500.00	-32.45
10-1-000-001-4420.090 Extermination Supplies	183.92	166.67	17.25	1,166.69	1,234.70	2,000.00	-38.27
10-1-000-001-4420.100 Janitorial Supplies	0.00	541.67	-541.67	3,791.69	3,366.26	6,500.00	-48.21
10-1-000-001-4420.110 Routine Maint. Supplies	193.38	1,666.67	-1,473.29	11,666.69	7,455.05	20,000.00	-62.72
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	583.31	1,305.00	1,000.00	30.50
10-1-000-001-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	0.00	166.67	-166.67	1,166.69	956.37	2,000.00	-52.18
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>646.25</u>	<u>3,616.67</u>	<u>-2,970.42</u>	<u>25,316.69</u>	<u>27,086.64</u>	<u>43,400.00</u>	<u>-37.59</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	13,278.40	15,881.17	-2,602.77	111,168.19	89,283.17	190,574.00	-53.15
10-1-000-001-4430.010 Garbage & Trash Con	463.50	416.67	46.83	2,916.69	5,157.30	5,000.00	3.15
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	4,666.69	-261.75	8,000.00	-103.27
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	1,791.67	-1,791.67	12,541.69	8,931.68	21,500.00	-58.46
10-1-000-001-4430.050 Landscape & Grds Cont	113.00	1,625.00	-1,512.00	11,375.00	83.00	19,500.00	-99.57
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	2,666.67	-2,666.67	18,666.69	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	135.00	375.00	-240.00	2,625.00	346.20	4,500.00	-92.31
10-1-000-001-4430.090 Extermination Contracts	1,550.00	2,375.00	-825.00	16,625.00	26,695.00	28,500.00	-6.33
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	342.60	0.00	
10-1-000-001-4430.110 Routine Maint Cont	0.00	1,041.67	-1,041.67	7,291.69	5,097.52	12,500.00	-59.22
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	5,065.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	875.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	1,679.00	41.67	1,637.33	291.69	2,134.00	500.00	326.80
10-1-000-001-4430.126 Vehicle Maint Cont	150.64	41.67	108.97	291.69	156.64	500.00	-68.67
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	17,369.54	27,047.86	-9,678.32	189,335.02	149,695.16	324,574.00	-53.88
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	22,440.79	35,089.53	-12,648.74	245,626.71	207,756.80	421,074.00	-50.66
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	1,779.19	1,037.34	3,050.00	-65.99
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	12,390.00	12,390.00	21,240.00	-41.67
10-1-000-001-4480.100 ADT Contract	194.96	200.00	-5.04	1,400.00	1,925.69	2,400.00	-19.76
10-1-000-001-4480.500 Other Security Contract	0.00	1,291.67	-1,291.67	9,041.69	3,480.00	15,500.00	-77.55
Total Line 95200	1,964.96	3,515.84	-1,550.88	24,610.88	18,833.03	42,190.00	-55.36
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,964.96	3,515.84	-1,550.88	24,610.88	18,833.03	42,190.00	-55.36
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	27,766.69	27,259.19	47,600.00	-42.73
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	3,077.06	3,010.42	5,275.00	-42.93
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	1,458.31	1,431.01	2,500.00	-42.76
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	32,302.06	31,700.62	55,375.00	-42.75
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	1,254.19	1,227.45	2,150.00	-42.91
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	466.69	446.67	800.00	-44.17
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	364.56	350.00	625.00	-44.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.16	297.92	-8.76	2,085.44	2,024.12	3,575.00	-43.38
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	34,387.50	33,724.74	58,950.00	-42.79

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,590.92	2,438.33	152.59	17,068.31	19,882.96	29,260.00	-32.05
Total Line 96300	2,590.92	2,438.33	152.59	17,068.31	19,882.96	29,260.00	-32.05
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	2,750.30	833.33	1,916.97	5,833.31	9,794.59	10,000.00	-2.05
Total Line 96400	2,750.30	833.33	1,916.97	5,833.31	9,794.59	10,000.00	-2.05
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	5,341.22	3,271.66	2,069.56	22,901.62	29,677.55	39,260.00	-24.41
96900 TOTAL OPERATING EXPENSE	76,127.55	87,704.21	-11,576.66	613,929.47	562,405.97	1,052,450.00	-46.56
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-111,751.56	-5,166.62	-106,584.94	-36,166.34	-167,441.92	-62,000.00	170.07
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	96,250.00	75,943.00	165,000.00	-53.97
Total Line 97400	10,849.00	13,750.00	-2,901.00	96,250.00	75,943.00	165,000.00	-53.97
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,849.00	13,750.00	-2,901.00	96,250.00	75,943.00	165,000.00	-53.97

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-100,902.56	8,843.38	-109,745.94	61,903.66	-91,498.92	106,120.00	-186.22

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,372.00	1,372.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-19,145.00	-17,500.00	-1,645.00	-122,500.00	-141,773.00	-210,000.00	-32.49
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-19,145.00	-17,500.00	-1,645.00	-122,500.00	-141,773.00	-210,000.00	-32.49
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-10.00	-333.33	323.33	-2,333.31	-616.31	-4,000.00	-84.59
10-1-000-002-3690.100 Late Fees	-525.00	-625.00	100.00	-4,375.00	-5,525.00	-7,500.00	-26.33
10-1-000-002-3690.120 Violation Fees	-1,760.00	-345.00	-1,415.00	-2,415.00	-8,225.00	-4,140.00	98.67
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	-25.00	-4.17	-20.83	-29.19	-100.00	-50.00	100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,403.35	-1,666.67	263.32	-11,666.69	-10,654.10	-20,000.00	-46.73
10-1-000-002-3690.200 Materials	-638.25	-750.00	111.75	-5,250.00	-4,251.13	-9,000.00	-52.77
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-4,361.60	-3,724.17	-637.43	-26,069.19	-29,371.54	-44,690.00	-34.28
70500 TOTAL TENANT REVENUE	-23,506.60	-21,224.17	-2,282.43	-148,569.19	-171,144.54	-254,690.00	-32.80
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-76,505.00	-77,521.58	1,016.58	-542,651.06	-550,785.00	-930,259.00	-40.79
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-76,505.00	-77,521.58	1,016.58	-542,651.06	-550,785.00	-930,259.00	-40.79
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	-120,000.00	-10,000.00	-110,000.00	-70,000.00	-120,000.00	-120,000.00	0.00
Total Line 70610	-120,000.00	-10,000.00	-110,000.00	-70,000.00	-120,000.00	-120,000.00	0.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-1,765.73	-22.92	-1,742.81	-160.44	-6,594.69	-275.00	2,298.07
Total Line 71100	-1,765.73	-22.92	-1,742.81	-160.44	-6,594.69	-275.00	2,298.07
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-2,100.00	-2,100.00	-3,600.00	-41.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	0.00	-125.00	125.00	-875.00	-500.00	-1,500.00	-66.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	269.59	0.00	
Total Line 71500	-300.00	-425.00	125.00	-2,975.00	-2,330.41	-5,100.00	-54.31
70000 TOTAL REVENUE	-222,077.33	-109,193.67	-112,883.66	-764,355.69	-850,854.64	-1,310,324.00	-35.07

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,895.50	9,525.00	-2,629.50	66,675.00	49,189.65	114,300.00	-56.96
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	66,675.00	49,189.65	114,300.00	-56.96
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	1,604.19	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	1,604.19	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,916.97	15,149.00	-232.03	106,043.00	101,481.77	181,788.00	-44.18
Total Line 91300	14,916.97	15,149.00	-232.03	106,043.00	101,481.77	181,788.00	-44.18
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	10,290.00	9,847.50	17,640.00	-44.18
Total Line 91310	1,447.50	1,470.00	-22.50	10,290.00	9,847.50	17,640.00	-44.18
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,348.58	3,100.00	-751.42	21,700.00	16,748.50	37,200.00	-54.98
Total Line 91500	2,348.58	3,100.00	-751.42	21,700.00	16,748.50	37,200.00	-54.98
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	1,750.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.81	279.17	-48.36	1,954.19	1,607.37	3,350.00	-52.02
10-1-000-002-4190.100 Postage	142.62	150.00	-7.38	1,050.00	1,358.94	1,800.00	-24.50
10-1-000-002-4190.200 Office Supplies	199.59	33.33	166.26	233.31	3,449.63	400.00	762.41
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	133.47	41.67	91.80	291.69	1,235.58	500.00	147.12
10-1-000-002-4190.400 Printing/printers	116.42	41.67	74.75	291.69	116.42	500.00	-76.72
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	159.72	147.92	11.80	1,035.44	777.98	1,775.00	-56.17
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	4,631.12	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
10-1-000-002-4190.800 Internet Services	764.48	600.00	164.48	4,200.00	4,141.27	7,200.00	-42.48
10-1-000-002-4190.850 IT Support	2,467.41	194.17	2,273.24	1,359.19	3,230.54	2,330.00	38.65
Total Line 91600	4,214.52	1,762.93	2,451.59	12,340.51	21,072.85	21,155.00	-0.39
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	376.03	41.67	334.36	291.69	462.29	500.00	-7.54
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	183.92	150.00	33.92	1,050.00	463.40	1,800.00	-74.26
Total Line 91800	559.95	191.67	368.28	1,341.69	925.69	2,300.00	-59.75
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	19.77	233.33	-213.56	1,633.31	1,117.95	2,800.00	-60.07
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	1.40	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	13,720.00	7,840.00	23,520.00	-66.67
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	525.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	960.99	404.17	556.82	2,829.19	5,446.14	4,850.00	12.29
Total Line 91900	2,940.76	2,672.50	268.26	18,707.50	14,461.37	32,070.00	-54.91
91000 TOTAL OPERATING EXPENSE - Admin	33,323.78	34,100.27	-776.49	238,701.89	213,727.33	409,203.00	-47.77

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	13,720.00	13,720.00	23,520.00	-41.67
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>13,720.00</u>	<u>13,720.00</u>	<u>23,520.00</u>	<u>-41.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>13,720.00</u>	<u>13,720.00</u>	<u>23,520.00</u>	<u>-41.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	67.06	16.67	50.39	116.69	99.69	200.00	-50.16
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	291.69	681.44	500.00	36.29
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	233.31	0.00	400.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>67.06</u>	<u>91.67</u>	<u>-24.61</u>	<u>641.69</u>	<u>781.13</u>	<u>1,100.00</u>	<u>-28.99</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>67.06</u>	<u>91.67</u>	<u>-24.61</u>	<u>641.69</u>	<u>781.13</u>	<u>1,100.00</u>	<u>-28.99</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	124.70	100.00	24.70	700.00	977.99	1,200.00	-18.50
10-1-000-002-4315.000 Sewer	58.49	45.83	12.66	320.81	480.87	550.00	-12.57
10-1-000-002-4320.000 Electric	1,153.36	1,583.33	-429.97	11,083.31	9,013.46	19,000.00	-52.56
10-1-000-002-4330.000 Gas	523.82	1,208.33	-684.51	8,458.31	3,509.54	14,500.00	-75.80
Total Line 93100 93200 93300 93600	<u>1,860.37</u>	<u>2,937.49</u>	<u>-1,077.12</u>	<u>20,562.43</u>	<u>13,981.86</u>	<u>35,250.00</u>	<u>-60.34</u>
93000 TOTAL UTILITIES EXPENSES	<u>1,860.37</u>	<u>2,937.49</u>	<u>-1,077.12</u>	<u>20,562.43</u>	<u>13,981.86</u>	<u>35,250.00</u>	<u>-60.34</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	34,300.00	34,300.00	58,800.00	-41.67
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>34,300.00</u>	<u>34,300.00</u>	<u>58,800.00</u>	<u>-41.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	3,463.34	333.33	3,130.01	2,333.31	53,539.43	4,000.00	1,238.49
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	10.38	250.00	-239.62	1,750.00	2,833.91	3,000.00	-5.54
10-1-000-002-4420.070 Electrical Supplies	1,263.92	500.00	763.92	3,500.00	3,800.81	6,000.00	-36.65
10-1-000-002-4420.080 Plumbing Supplies	2,854.75	1,050.00	1,804.75	7,350.00	9,143.64	12,600.00	-27.43
10-1-000-002-4420.090 Extermination Supplies	270.79	16.67	254.12	116.69	1,189.29	200.00	494.65
10-1-000-002-4420.100 Janitorial Supplies	76.71	283.33	-206.62	1,983.31	3,177.72	3,400.00	-6.54
10-1-000-002-4420.110 Routine Maint. Supplies	3,439.58	3,750.00	-310.42	26,250.00	43,133.14	45,000.00	-4.15
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	1,215.63	0.00	
10-1-000-002-4420.125 Mileage	27.78	0.00	27.78	0.00	48.22	0.00	
10-1-000-002-4420.126 Vehicle Supplies	0.00	458.33	-458.33	3,208.31	3,797.50	5,500.00	-30.95
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>11,407.25</u>	<u>6,724.99</u>	<u>4,682.26</u>	<u>47,074.93</u>	<u>121,896.28</u>	<u>80,700.00</u>	<u>51.05</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4430.010 Refuse	34.01	8.33	25.68	58.31	427.96	100.00	327.96
10-1-000-002-4430.000 Maint Labor Contract	31,662.06	26,800.92	4,861.14	187,606.44	196,757.91	321,611.00	-38.82
10-1-000-002-4430.010 Garbage&Trash Cont	325.30	250.00	75.30	1,750.00	1,740.30	3,000.00	-41.99
10-1-000-002-4430.020 Heating&Cooling Cont	5,377.00	600.00	4,777.00	4,200.00	47,201.75	7,200.00	555.58
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	856.68	333.33	523.35	2,333.31	6,236.54	4,000.00	55.91
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	25.00	-25.00	175.00	-588.55	300.00	-296.18
10-1-000-002-4430.080 Plumbing Contracts	5,710.00	1,000.00	4,710.00	7,000.00	9,251.34	12,000.00	-22.91
10-1-000-002-4430.090 Extermination Contracts	0.00	1,291.67	-1,291.67	9,041.69	6,608.00	15,500.00	-57.37
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	61.25	9,916.67	-9,855.42	69,416.69	181.25	119,000.00	-99.85
10-1-000-002-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	90,539.95	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-12,217.77	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	508.33	-508.33	3,558.31	403.40	6,100.00	-93.39
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	44,026.30	40,734.25	3,292.05	285,139.75	346,542.08	488,811.00	-29.11
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	60,333.55	52,359.24	7,974.31	366,514.68	502,738.36	628,311.00	-19.99
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	2,158.31	1,148.71	3,700.00	-68.95
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	13,720.00	13,720.00	23,520.00	-41.67
10-1-000-002-4480.100 ADT Contract	305.81	277.50	28.31	1,942.50	1,648.00	3,330.00	-50.51
10-1-000-002-4480.500 Other Security Contract	0.00	375.00	-375.00	2,625.00	7,678.86	4,500.00	70.64
Total Line 95200	2,265.81	2,920.83	-655.02	20,445.81	24,195.57	35,050.00	-30.97
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,265.81	2,920.83	-655.02	20,445.81	24,195.57	35,050.00	-30.97
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	29,297.94	28,759.78	50,225.00	-42.74
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	3,397.94	3,334.03	5,825.00	-42.76
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	1,502.06	1,475.39	2,575.00	-42.70
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	34,197.94	33,569.20	58,625.00	-42.74
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	1,385.44	1,359.40	2,375.00	-42.76
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	510.44	495.88	875.00	-43.33
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	1,429.19	1,400.00	2,450.00	-42.86
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	465.04	475.01	-9.97	3,325.07	3,255.28	5,700.00	-42.89
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	37,523.01	36,824.48	64,325.00	-42.75

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	-43.34	1,768.67	-1,812.01	12,380.69	12,105.92	21,224.00	-42.96
Total Line 96300	-43.34	1,768.67	-1,812.01	12,380.69	12,105.92	21,224.00	-42.96
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-4,153.81	1,250.00	-5,403.81	8,750.00	7,675.14	15,000.00	-48.83
Total Line 96400	-4,153.81	1,250.00	-5,403.81	8,750.00	7,675.14	15,000.00	-48.83
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	-4,197.15	3,018.67	-7,215.82	21,130.69	19,781.06	36,224.00	-45.39
96900 TOTAL OPERATING EXPENSE	100,874.06	102,748.60	-1,874.54	719,240.20	825,749.79	1,232,983.00	-33.03
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-121,203.27	-6,445.07	-114,758.20	-45,115.49	-25,104.85	-77,341.00	-67.54
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	217,000.00	199,570.00	372,000.00	-46.35
Total Line 97400	28,510.00	31,000.00	-2,490.00	217,000.00	199,570.00	372,000.00	-46.35
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	217,000.00	199,570.00	372,000.00	-46.35

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-92,693.27	24,554.93	-117,248.20	171,884.51	174,465.15	294,659.00	-40.79

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	357.00	357.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,881.00	-14,000.00	-881.00	-98,000.00	-105,776.00	-168,000.00	-37.04
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,881.00	-14,000.00	-881.00	-98,000.00	-105,776.00	-168,000.00	-37.04
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-43.75	-25.00	-75.00	-66.67
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-4.17	4.17	-29.19	-408.00	-50.00	716.00
10-1-000-006-3690.100 Late Fees	-75.00	-125.00	50.00	-875.00	-625.00	-1,500.00	-58.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	-25.00	-4.17	-20.83	-29.19	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-366.00	-458.33	92.33	-3,208.31	-4,097.30	-5,500.00	-25.50
10-1-000-006-3690.160 Vending Machine Inc	-25.85	-37.50	11.65	-262.50	-128.92	-450.00	-71.35
10-1-000-006-3690.180 Labor	-115.00	-166.67	51.67	-1,166.69	-361.00	-2,000.00	-81.95
10-1-000-006-3690.200 Materials	0.00	-41.67	41.67	-291.69	-35.22	-500.00	-92.96
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-606.85	-843.76	236.91	-5,906.32	-5,705.44	-10,125.00	-43.65
70500 TOTAL TENANT REVENUE	-15,487.85	-14,843.76	-644.09	-103,906.32	-111,481.44	-178,125.00	-37.41
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,809.00	-8,997.58	188.58	-62,983.06	-72,187.00	-107,971.00	-33.14
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-8,809.00	-8,997.58	188.58	-62,983.06	-72,187.00	-107,971.00	-33.14
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	-30,000.00	-2,500.00	-27,500.00	-17,500.00	-30,000.00	-30,000.00	0.00
Total Line 70610	-30,000.00	-2,500.00	-27,500.00	-17,500.00	-30,000.00	-30,000.00	0.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-568.11	-6.25	-561.86	-43.75	-1,932.30	-75.00	2,476.40
Total Line 71100	-568.11	-6.25	-561.86	-43.75	-1,932.30	-75.00	2,476.40
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-54,864.96	-26,347.59	-28,517.37	-184,433.13	-215,600.74	-316,171.00	-31.81

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	761.70	1,729.17	-967.47	12,104.19	5,432.43	20,750.00	-73.82
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	761.70	1,729.17	-967.47	12,104.19	5,432.43	20,750.00	-73.82
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,941.79	3,942.00	-0.21	27,594.00	27,360.66	47,304.00	-42.16
Total Line 91300	3,941.79	3,942.00	-0.21	27,594.00	27,360.66	47,304.00	-42.16
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	2,681.00	2,655.00	4,596.00	-42.23
Total Line 91310	382.50	383.00	-0.50	2,681.00	2,655.00	4,596.00	-42.23
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.08	595.83	-283.75	4,170.81	2,245.28	7,150.00	-68.60
Total Line 91500	312.08	595.83	-283.75	4,170.81	2,245.28	7,150.00	-68.60
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	329.56	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	403.67	353.00	50.67	2,471.00	2,693.84	4,236.00	-36.41
10-1-000-006-4190.100 Postage	6.93	6.25	0.68	43.75	43.05	75.00	-42.60
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	29.19	58.42	50.00	16.84
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	116.69	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	58.31	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	926.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	729.19	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	1,604.19	1,658.30	2,750.00	-39.70
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	291.69	909.32	500.00	81.86
Total Line 91600	647.50	810.51	-163.01	5,673.57	6,289.15	9,726.00	-35.34
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	43.23	73.33	-30.10	513.31	43.23	880.00	-95.09
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	6.25	-6.25	43.75	0.00	75.00	-100.00
Total Line 91800	43.23	79.58	-36.35	557.06	43.23	955.00	-95.47
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	10.30	4.17	6.13	29.19	320.47	50.00	540.94
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	510.00	510.00	0.00	3,570.00	2,040.00	6,120.00	-66.67
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.49	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	87.50	36.93	150.00	-75.38
Total Line 91900	520.30	551.67	-31.37	3,861.69	2,452.89	6,620.00	-62.95
91000 TOTAL OPERATING EXPENSE - Admin	6,609.10	8,175.09	-1,565.99	57,225.63	46,478.64	98,101.00	-52.62

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
Total Line 92000	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	333.33	-333.33	2,333.31	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	58.31	0.00	100.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	591.66	-591.66	4,141.62	0.00	7,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	591.66	-591.66	4,141.62	0.00	7,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	377.27	304.17	73.10	2,129.19	2,329.50	3,650.00	-36.18
10-1-000-006-4315.000 Sewer	305.21	254.17	51.04	1,779.19	1,910.87	3,050.00	-37.35
10-1-000-006-4320.000 Electric	1,249.45	1,333.33	-83.88	9,333.31	6,995.99	16,000.00	-56.28
10-1-000-006-4330.000 Gas	354.07	958.33	-604.26	6,708.31	1,600.23	11,500.00	-86.08
Total Line 93100 93200 93300 93600	2,286.00	2,850.00	-564.00	19,950.00	12,836.59	34,200.00	-62.47
93000 TOTAL UTILITIES EXPENSES	2,286.00	2,850.00	-564.00	19,950.00	12,836.59	34,200.00	-62.47
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	8,925.00	8,925.00	15,300.00	-41.67
Total Line 94100	1,275.00	1,275.00	0.00	8,925.00	8,925.00	15,300.00	-41.67
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	2,100.00	104.73	3,600.00	-97.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	58.31	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	208.33	-208.33	1,458.31	249.31	2,500.00	-90.03
10-1-000-006-4420.070 Electrical Supplies	32.29	125.00	-92.71	875.00	172.55	1,500.00	-88.50
10-1-000-006-4420.080 Plumbing Supplies	111.57	208.33	-96.76	1,458.31	261.79	2,500.00	-89.53
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	133.21	141.67	-8.46	991.69	1,700.65	1,700.00	0.04
10-1-000-006-4420.110 Routine Maint.Supplies	804.35	833.33	-28.98	5,833.31	1,970.23	10,000.00	-80.30
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	238.09	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	8.33	-8.33	58.31	315.18	100.00	215.18
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,081.42	1,887.49	-806.07	13,212.43	5,012.53	22,650.00	-77.87

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	1,807.64	5,606.17	-3,798.53	39,243.19	26,633.64	67,274.00	-60.41
10-1-000-006-4430.010 Garbage & Trash Cont	373.50	275.00	98.50	1,925.00	2,161.70	3,300.00	-34.49
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	8,750.00	360.00	15,000.00	-97.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	350.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	2,916.69	150.00	5,000.00	-97.00
10-1-000-006-4430.050 Landscape & Grds Cont	98.00	83.33	14.67	583.31	2,542.00	1,000.00	154.20
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	104.17	-104.17	729.19	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	180.00	666.67	-486.67	4,666.69	810.00	8,000.00	-89.88
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	1,458.31	1,950.00	2,500.00	-22.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	0.00	666.67	-666.67	4,666.69	3,336.54	8,000.00	-58.29
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	2,041.69	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	125.00	83.33	41.67	583.31	1,789.00	1,000.00	78.90
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	6.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	2,584.14	9,702.01	-7,117.87	67,914.07	39,477.16	116,424.00	-66.09
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	4,940.56	12,864.50	-7,923.94	90,051.50	53,414.69	154,374.00	-65.40
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
10-1-000-006-4480.100 ADT Contract	923.64	145.83	777.81	1,020.81	3,380.24	1,750.00	93.16
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	3,791.69	0.00	6,500.00	-100.00
Total Line 95200	1,433.64	1,197.50	236.14	8,382.50	6,950.24	14,370.00	-51.63
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,433.64	1,197.50	236.14	8,382.50	6,950.24	14,370.00	-51.63
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	8,954.19	8,779.68	15,350.00	-42.80
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	889.56	872.76	1,525.00	-42.77
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	204.19	189.63	350.00	-45.82
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	10,047.94	9,842.07	17,225.00	-42.86
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	364.56	355.81	625.00	-43.07
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	58.31	49.98	100.00	-50.02
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	57.97	60.41	-2.44	422.87	405.79	725.00	-44.03
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	10,470.81	10,247.86	17,950.00	-42.91

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	-230.80	1,144.42	-1,375.22	8,010.94	9,293.94	13,733.00	-32.32
Total Line 96300	-230.80	1,144.42	-1,375.22	8,010.94	9,293.94	13,733.00	-32.32
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-154.11	0.00	-154.11	0.00	425.46	0.00	
Total Line 96400	-154.11	0.00	-154.11	0.00	425.46	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	-384.91	1,144.42	-1,529.33	8,010.94	9,719.40	13,733.00	-29.23
96900 TOTAL OPERATING EXPENSE	16,858.37	28,829.00	-11,970.63	201,803.00	143,217.42	345,948.00	-58.60
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-38,006.59	2,481.41	-40,488.00	17,369.87	-72,383.32	29,777.00	-343.08
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	4,435.00	8,750.00	-4,315.00	61,250.00	31,045.00	105,000.00	-70.43
Total Line 97400	4,435.00	8,750.00	-4,315.00	61,250.00	31,045.00	105,000.00	-70.43
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	4,435.00	8,750.00	-4,315.00	61,250.00	31,045.00	105,000.00	-70.43

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-33,571.59	11,231.41	-44,803.00	78,619.87	-41,338.32	134,777.00	-130.67

Date:
Time:
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**Knox County Housing Authority
FDS Income Statement - Brentwood
October, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	504.00	504.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,311.00	-28,220.00	2,909.00	-197,540.00	-175,850.00	-338,640.00	-48.07
60-1-000-000-5125.000 PHA Rent	-10,671.00	-7,500.00	-3,171.00	-52,500.00	-70,528.00	-90,000.00	-21.64
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	-188.00	0.00	-188.00	0.00	208.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,170.00	-35,720.00	-450.00	-250,040.00	-246,170.00	-428,640.00	-42.57
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-337.75	-660.00	322.25	-4,620.00	-4,132.25	-7,920.00	-47.83
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	0.00	
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-876.98	-600.00	-276.98	-4,200.00	-4,109.98	-7,200.00	-42.92
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-56.00	-80.00	24.00	-560.00	-440.00	-960.00	-54.17
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-282.94	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,270.73	-1,380.42	109.69	-9,662.94	-8,742.23	-16,565.00	-47.22
70500 TOTAL TENANT REVENUE	-37,440.73	-37,100.42	-340.31	-259,702.94	-254,912.23	-445,205.00	-42.74
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-430.29	-120.00	-310.29	-840.00	-1,284.16	-1,440.00	-10.82
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.56	0.00	-0.56	0.00	-1.62	0.00	
Total Line 71100	-430.85	-120.00	-310.85	-840.00	-1,285.78	-1,440.00	-10.71
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-58.31	-379.44	-100.00	279.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-583.31	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-641.62	-379.44	-1,100.00	-65.51
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-37,871.58	-37,312.08	-559.50	-261,184.56	-256,577.45	-447,745.00	-42.70

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	9,420.81	9,645.00	16,150.00	-40.28
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	19,629.19	20,025.29	33,650.00	-40.49
Total Line 91100	3,849.76	4,150.00	-300.24	29,050.00	29,670.29	49,800.00	-40.42
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	26,208.00	26,104.00	44,928.00	-41.90
Total Line 91300	3,692.00	3,744.00	-52.00	26,208.00	26,104.00	44,928.00	-41.90
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	3,780.00	3,765.00	6,480.00	-41.90
Total Line 91310	532.50	540.00	-7.50	3,780.00	3,765.00	6,480.00	-41.90
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	233.31	57.78	400.00	-85.56
Total Line 91400	9.63	33.33	-23.70	233.31	57.78	400.00	-85.56
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	2,333.31	2,391.12	4,000.00	-40.22
60-1-000-000-6330.500 Manager's Benefits	918.13	845.83	72.30	5,920.81	6,813.23	10,150.00	-32.87
Total Line 91500	1,244.26	1,179.16	65.10	8,254.12	9,204.35	14,150.00	-34.95
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	166.72	176.00	-9.28	1,232.00	580.47	2,112.00	-72.52
60-1-000-000-6311.000 Office Exp - BW	255.73	165.00	90.73	1,155.00	552.83	1,980.00	-72.08
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	1,753.50	1,701.00	3,006.00	-43.41
60-1-000-000-6311.100 Phone/Internet Exp	54.67	125.00	-70.33	875.00	655.28	1,500.00	-56.31
60-1-000-000-6311.150 IT Support	309.27	136.00	173.27	952.00	2,395.95	1,632.00	46.81
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	116.69	148.77	200.00	-25.62
Total Line 91600	1,029.39	869.17	160.22	6,084.19	6,034.30	10,430.00	-42.14
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	100.00	-100.00	700.00	218.22	1,200.00	-81.82
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	88.45	110.00	-21.55	770.00	554.65	1,320.00	-57.98
Total Line 91800	88.45	210.00	-121.55	1,470.00	772.87	2,520.00	-69.33
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	2,880.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.14	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,166.69	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	9,333.31	0.00	16,000.00	-100.00
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	21.63	18.00	3.63	126.00	188.44	216.00	-12.76
60-1-000-000-6399.000 Other Administrative	0.00	100.00	-100.00	700.00	157.67	1,200.00	-86.86
Total Line 91900	741.63	1,618.00	-876.37	11,326.00	3,231.25	19,416.00	-83.36
91000 TOTAL OPERATING EXPENSE - Admin	11,187.62	12,443.66	-1,256.04	87,105.62	78,839.84	149,324.00	-47.20
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	464.51	425.00	39.51	2,975.00	2,730.01	5,100.00	-46.47
60-1-000-000-6451.000 Utilities - Water	1,017.98	1,000.00	17.98	7,000.00	6,035.52	12,000.00	-49.70
60-1-000-000-6452.000 Utilities - Gas	101.99	180.00	-78.01	1,260.00	484.57	2,160.00	-77.57
60-1-000-000-6453.000 Utilities - Sewer	2,187.57	1,800.00	387.57	12,600.00	13,004.25	21,600.00	-39.80
Total Line 93100, 93200, 93300, 93600	3,772.05	3,405.00	367.05	23,835.00	22,254.35	40,860.00	-45.54
93000 TOTAL UTILITIES EXPENSES	3,772.05	3,405.00	367.05	23,835.00	22,254.35	40,860.00	-45.54
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	35,495.81	26,036.42	60,850.00	-57.21
60-1-000-000-6510.100 OT Maintenance	63.00	85.00	-22.00	595.00	374.37	1,020.00	-63.30
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,839.80	5,155.83	-1,316.03	36,090.81	26,410.79	61,870.00	-57.31
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	154.29	150.00	4.29	1,050.00	563.22	1,800.00	-68.71
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	408.31	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	250.00	-250.00	1,750.00	250.78	3,000.00	-91.64
60-1-000-000-6515.070 Electrical Supplies	508.49	135.00	373.49	945.00	750.85	1,620.00	-53.65
60-1-000-000-6515.080 Plumbing Supplies	233.95	400.00	-166.05	2,800.00	1,147.18	4,800.00	-76.10
60-1-000-000-6515.090 Extermination Supplies	42.42	0.00	42.42	0.00	56.61	0.00	
60-1-000-000-6515.100 Janitorial Supplies	141.02	175.00	-33.98	1,225.00	482.85	2,100.00	-77.01
60-1-000-000-6515.110 Routine Maint. Supplies	461.06	670.00	-208.94	4,690.00	1,971.41	8,040.00	-75.48
60-1-000-000-6515.114 Painting Supplies - BW	517.83	140.00	377.83	980.00	588.06	1,680.00	-65.00
60-1-000-000-6515.115 Refrigerators	1,060.00	183.33	876.67	1,283.31	2,120.00	2,200.00	-3.64
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	700.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	437.50	158.27	750.00	-78.90
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	3,119.06	2,324.16	794.90	16,269.12	8,819.23	27,890.00	-68.38
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,429.70	1,150.00	279.70	8,050.00	8,644.53	13,800.00	-37.36
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	1,050.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	455.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	70.00	416.67	-346.67	2,916.69	947.00	5,000.00	-81.06
60-1-000-000-6520.090 Extermination Contract	850.00	383.33	466.67	2,683.31	3,526.00	4,600.00	-23.35
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	656.25	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	216.67	-216.67	1,516.69	4,106.11	2,600.00	57.93
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	2,775.00	875.00	1,900.00	6,125.00	4,900.00	10,500.00	-53.33
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	47,016.69	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	5,124.70	10,567.09	-5,442.39	73,969.63	74,138.22	126,805.00	-41.53
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,571.41	1,783.33	-211.92	12,483.31	11,135.07	21,400.00	-47.97
Total Line 94500	1,571.41	1,783.33	-211.92	12,483.31	11,135.07	21,400.00	-47.97
94000 TOTAL MAINTENANCE EXPENSES	13,654.97	19,830.41	-6,175.44	138,812.87	120,503.31	237,965.00	-49.36
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
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**Knox County Housing Authority
FDS Income Statement - Brentwood
October, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	738.00	720.00	18.00	5,040.00	5,130.00	8,640.00	-40.63
60-1-000-000-6580.100 ADT Contract	79.49	99.00	-19.51	693.00	584.01	1,188.00	-50.84
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	291.69	540.55	500.00	8.11
Total Line 95200	817.49	860.67	-43.18	6,024.69	6,254.56	10,328.00	-39.44
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	817.49	860.67	-43.18	6,024.69	6,254.56	10,328.00	-39.44
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	8,851.50	8,688.47	15,174.00	-42.74
Total Line 96110	1,241.21	1,264.50	-23.29	8,851.50	8,688.47	15,174.00	-42.74
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	1,249.50	1,225.77	2,142.00	-42.77
Total Line 96120	175.11	178.50	-3.39	1,249.50	1,225.77	2,142.00	-42.77
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
Total Line 96130	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	509.25	499.80	873.00	-42.75
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	631.19	619.64	1,082.00	-42.73
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.92	162.92	-3.00	1,140.44	1,119.44	1,955.00	-42.74
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	13,276.69	13,031.20	22,760.00	-42.75
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	-192.16	2,036.08	-2,228.24	14,252.56	11,195.78	24,433.00	-54.18
Total Line 96300	-192.16	2,036.08	-2,228.24	14,252.56	11,195.78	24,433.00	-54.18
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	320.09	100.42	219.67	702.94	2,106.24	1,205.00	74.79
Total Line 96400	320.09	100.42	219.67	702.94	2,106.24	1,205.00	74.79
96000 TOTAL OTHER GENERAL EXPENSES	127.93	2,178.17	-2,050.24	15,247.19	13,302.02	26,138.00	-49.11
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,413.83	1,500.00	-86.17	10,500.00	10,364.49	18,000.00	-42.42
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,413.83	1,500.00	-86.17	10,500.00	10,364.49	18,000.00	-42.42
96700 TOTAL INTEREST EXP & AMORT	1,413.83	1,500.00	-86.17	10,500.00	10,364.49	18,000.00	-42.42
96900 TOTAL OPERATING EXPENSE	32,835.49	42,114.58	-9,279.09	294,802.06	264,549.77	505,375.00	-47.65
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-5,036.09	4,802.50	-9,838.59	33,617.50	7,972.32	57,630.00	-86.17
MISCELLANEOUS EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	504.00	455.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,007.00	-23,635.00	1,628.00	-165,445.00	-149,323.00	-283,620.00	-47.35
60-1-000-001-5125.000 PHA Rent	-3,797.00	-2,500.00	-1,297.00	-17,500.00	-23,992.00	-30,000.00	-20.03
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	2.00	0.00	2.00	0.00	-1,702.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,634.00	-1,083.33	-550.67	-7,583.31	-10,188.00	-13,000.00	-21.63
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-27,436.00	-27,218.33	-217.67	-190,528.31	-185,205.00	-326,620.00	-43.30
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-521.00	-583.33	62.33	-4,083.31	-3,776.00	-7,000.00	-46.06
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-108.00	-167.00	59.00	-1,169.00	-537.00	-2,004.00	-73.20
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-282.94	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-629.00	-790.75	161.75	-5,535.25	-4,823.00	-9,489.00	-49.17
70500 TOTAL TENANT REVENUE	-28,065.00	-28,009.08	-55.92	-196,063.56	-190,028.00	-336,109.00	-43.46
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,238.00	-4,000.00	-1,238.00	-28,000.00	-32,412.00	-48,000.00	-32.48
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,238.00	-4,000.00	-1,238.00	-28,000.00	-32,412.00	-48,000.00	-32.48
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.46	0.00	-0.46	0.00	-1.33	0.00	
Total Line 71100	-0.46	0.00	-0.46	0.00	-1.33	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-1,760.50	-1,701.00	-3,018.00	-43.64
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-1,760.50	-1,701.00	-3,018.00	-43.64
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-137.06	-512.46	-235.00	118.07
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-31.50	-2.73	-54.00	-94.94
Total Line 72000	0.00	-24.08	24.08	-168.56	-515.19	-289.00	78.27
70000 TOTAL REVENUE	-33,546.46	-32,284.66	-1,261.80	-225,992.62	-224,657.52	-387,416.00	-42.01

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	9,420.81	9,645.00	16,150.00	-40.28
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	19,629.19	20,025.13	33,650.00	-40.49
Total Line 91100	3,849.74	4,150.00	-300.26	29,050.00	29,670.13	49,800.00	-40.42
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	23,660.00	23,348.00	40,560.00	-42.44
Total Line 91300	3,380.00	3,380.00	0.00	23,660.00	23,348.00	40,560.00	-42.44
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	3,416.00	3,367.50	5,856.00	-42.49
Total Line 91310	487.50	488.00	-0.50	3,416.00	3,367.50	5,856.00	-42.49
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	233.31	57.72	400.00	-85.57
Total Line 91400	9.62	33.33	-23.71	233.31	57.72	400.00	-85.57
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	2,333.31	2,391.24	4,000.00	-40.22
60-1-000-001-6330.500 Manager's Benefits	918.13	845.83	72.30	5,920.81	6,813.22	10,150.00	-32.87
Total Line 91500	1,244.28	1,179.16	65.12	8,254.12	9,204.46	14,150.00	-34.95
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	166.72	100.00	66.72	700.00	673.23	1,200.00	-43.90
60-1-000-001-6311.000 Office Exp - PL	255.73	160.00	95.73	1,120.00	586.19	1,920.00	-69.47
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	54.67	125.00	-70.33	875.00	655.18	1,500.00	-56.32
60-1-000-001-6311.150 IT Support	283.50	136.00	147.50	952.00	2,370.17	1,632.00	45.23
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	760.62	521.00	239.62	3,647.00	4,433.54	6,252.00	-29.09
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	700.00	218.21	1,200.00	-81.82
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	88.43	110.00	-21.57	770.00	578.54	1,320.00	-56.17
Total Line 91800	88.43	210.00	-121.57	1,470.00	796.75	2,520.00	-68.38
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	2,600.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,166.69	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	18.42	10.00	8.42	70.00	137.08	120.00	14.23
60-1-000-001-6399.000 Other Administrative	10.69	100.00	-89.31	700.00	309.72	1,200.00	-74.19
Total Line 91900	679.11	376.67	302.44	2,636.69	3,051.93	4,520.00	-32.48
91000 TOTAL OPERATING EXPENSE - Admin	10,499.30	10,438.16	61.14	73,067.12	73,930.03	125,258.00	-40.98
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	295.50	380.00	-84.50	2,660.00	2,167.97	4,560.00	-52.46
60-1-000-001-6451.000 Utilities Water	1,239.29	900.00	339.29	6,300.00	7,055.18	10,800.00	-34.67
60-1-000-001-6452.000 Utilities Gas	104.66	160.00	-55.34	1,120.00	669.17	1,920.00	-65.15
60-1-000-001-6453.000 Utilities Sewer	2,616.77	1,790.00	826.77	12,530.00	15,063.31	21,480.00	-29.87
Total Line 93100, 93200, 93300, 93600	4,256.22	3,230.00	1,026.22	22,610.00	24,955.63	38,760.00	-35.61
93000 TOTAL UTILITIES EXPENSES	4,256.22	3,230.00	1,026.22	22,610.00	24,955.63	38,760.00	-35.61
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	35,495.81	27,044.48	60,850.00	-55.56
60-1-000-001-6510.100 OT Maintenance	63.00	85.00	-22.00	595.00	374.38	1,020.00	-63.30
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,839.80	5,155.83	-1,316.03	36,090.81	27,418.86	61,870.00	-55.68
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	227.22	185.00	42.22	1,295.00	745.41	2,220.00	-66.42
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	408.31	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	266.67	-266.67	1,866.69	789.84	3,200.00	-75.32
60-1-000-001-6515.070 Electrical Supplies	238.70	100.00	138.70	700.00	436.49	1,200.00	-63.63
60-1-000-001-6515.080 Plumbing Supplies	105.88	340.00	-234.12	2,380.00	3,837.02	4,080.00	-5.96
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	10.13	80.00	-69.87	560.00	187.15	960.00	-80.51
60-1-000-001-6515.110 Routine Maint. Supplies	345.00	666.67	-321.67	4,666.69	3,545.23	8,000.00	-55.68
60-1-000-001-6515.114 Painting Supplies - PL	866.25	185.00	681.25	1,295.00	866.25	2,220.00	-60.98
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	1,283.31	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	788.00	133.33	654.67	933.31	2,239.60	1,600.00	39.98
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	583.31	1,012.19	1,000.00	1.22
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	2,581.18	2,306.66	274.52	16,146.62	14,163.99	27,680.00	-48.83
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	678.70	710.00	-31.30	4,970.00	4,772.48	8,520.00	-43.98
60-1-000-001-6520.020 Heat/Cool Contract	1,730.44	50.00	1,680.44	350.00	1,730.44	600.00	188.41
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	875.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	1,341.67	-1,341.67	9,391.69	0.00	16,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	116.69	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	3,850.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	1,983.31	1,071.00	3,400.00	-68.50
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	55.00	-55.00	385.00	297.87	660.00	-54.87
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	7,233.31	6,120.00	12,400.00	-50.65
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	9,333.31	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	2,409.14	5,498.33	-3,089.19	38,488.31	14,531.79	65,980.00	-77.98
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,571.43	1,783.33	-211.90	12,483.31	11,135.22	21,400.00	-47.97
Total Line 94500	1,571.43	1,783.33	-211.90	12,483.31	11,135.22	21,400.00	-47.97
94000 TOTAL MAINTENANCE EXPENSES	10,401.55	14,744.15	-4,342.60	103,209.05	67,249.86	176,930.00	-61.99
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	667.99	650.00	17.99	4,550.00	4,639.95	7,800.00	-40.51
60-1-000-001-6580.100 ADT Contract	79.48	99.00	-19.52	693.00	658.79	1,188.00	-44.55
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	70.00	91.60	120.00	-23.67
Total Line 95200	747.47	759.00	-11.53	5,313.00	5,390.34	9,108.00	-40.82
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	747.47	759.00	-11.53	5,313.00	5,390.34	9,108.00	-40.82
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	8,919.19	8,754.76	15,290.00	-42.74
Total LIne 96110	1,250.68	1,274.17	-23.49	8,919.19	8,754.76	15,290.00	-42.74
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	1,128.75	1,108.10	1,935.00	-42.73
Total Line 96120	158.30	161.25	-2.95	1,128.75	1,108.10	1,935.00	-42.73
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
Total Line 96130	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	460.25	451.78	789.00	-42.74
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	631.19	619.64	1,082.00	-42.73
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.06	155.92	-2.86	1,091.44	1,071.42	1,871.00	-42.74
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	13,174.63	12,931.80	22,585.00	-42.74
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	-141.46	1,238.92	-1,380.38	8,672.44	9,208.72	14,867.00	-38.06
Total Line 96300	-141.46	1,238.92	-1,380.38	8,672.44	9,208.72	14,867.00	-38.06
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	575.35	266.67	308.68	1,866.69	-296.90	3,200.00	-109.28
Total Line 96400	575.35	266.67	308.68	1,866.69	-296.90	3,200.00	-109.28
96000 TOTAL OTHER GENERAL EXPENSES	433.89	1,505.59	-1,071.70	10,539.13	8,911.82	18,067.00	-50.67
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,413.83	1,500.00	-86.17	10,500.00	10,364.45	18,000.00	-42.42
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,413.83	1,500.00	-86.17	10,500.00	10,364.45	18,000.00	-42.42
96700 TOTAL INTEREST EXP & AMORT	1,413.83	1,500.00	-86.17	10,500.00	10,364.45	18,000.00	-42.42
96900 TOTAL OPERATING EXPENSE	29,599.66	34,058.99	-4,459.33	238,412.93	203,733.93	408,708.00	-50.15
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-3,946.80	1,774.33	-5,721.13	12,420.31	-20,923.59	21,292.00	-198.27
MISCELLANEOUS EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,960.00	1,960.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,425.00	-12,766.00	341.00	-89,362.00	-109,988.00	-153,192.00	-28.20
Total Admin Fee Subsidy	-12,425.00	-12,766.00	341.00	-89,362.00	-109,988.00	-153,192.00	-28.20
Interest Income							
30-1-000-000-3300.000 Int Reserve	-5.65	-5.25	-0.40	-36.75	-26.57	-63.00	-57.83
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-5.65	-5.25	-0.40	-36.75	-26.57	-63.00	-57.83
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-54.17	54.17	-379.19	-868.00	-650.00	33.54
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-54.17	54.17	-379.19	-868.00	-650.00	33.54
TOTAL ADMIN OPERATING INCOME	-12,430.65	-12,825.42	394.77	-89,777.94	-110,882.57	-153,905.00	-27.95
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,878.99	8,666.67	212.32	60,666.69	56,372.56	104,000.00	-45.80
Total Admin Salaries	8,878.99	8,666.67	212.32	60,666.69	56,372.56	104,000.00	-45.80
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	1,312.50	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	1,312.50	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,460.00	2,460.00	0.00	17,220.00	17,808.00	29,520.00	-39.67
30-1-000-000-4120.300 Bookkeep. Fees	1,537.50	1,538.00	-0.50	10,766.00	11,130.00	18,456.00	-39.69
Total Fees Expense	3,997.50	3,998.00	-0.50	27,986.00	28,938.00	47,976.00	-39.68
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,970.75	4,183.33	-212.58	29,283.31	26,848.73	50,200.00	-46.52
Total Benefit Contribution Exp	3,970.75	4,183.33	-212.58	29,283.31	26,848.73	50,200.00	-46.52
Office Expense							
30-1-000-000-4180.000 Telephone	96.14	76.67	19.47	536.69	668.83	920.00	-27.30
30-1-000-000-4190.100 Postage	158.52	154.17	4.35	1,079.19	1,096.71	1,850.00	-40.72
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing/Printers	0.00	22.08	-22.08	154.56	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	180.00	30.83	149.17	215.81	180.00	370.00	-51.35
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	175.00	370.50	300.00	23.50
Total Office Expense	434.66	308.75	125.91	2,161.25	2,316.04	3,705.00	-37.49
Legal Expense							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	15.89	125.00	-109.11	875.00	836.11	1,500.00	-44.26
Total Travel Expense	15.89	125.00	-109.11	875.00	836.11	1,500.00	-44.26
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	0.00	16.00	0.00	163.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	1,995.00	1,120.00	3,420.00	-67.25
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	875.00	191.00	1,500.00	-87.27
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	275.00	-275.00	1,925.00	0.00	3,300.00	-100.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	133.96	16.67	117.29	116.69	788.91	200.00	294.46
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	2,041.69	0.00	3,500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
30-1-000-000-4190.950 Background Verification	888.19	308.33	579.86	2,158.31	4,168.27	3,700.00	12.66
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	2,261.00	1,960.00	3,876.00	-49.43
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	251.93	0.00	
Total Other Expense	1,634.14	1,624.67	9.47	11,372.69	9,018.65	19,496.00	-53.74
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	262.50	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	18,931.93	19,131.42	-199.49	133,919.94	124,330.09	229,577.00	-45.84
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	379.19	372.12	650.00	-42.75
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	1,393.56	1,367.03	2,389.00	-42.78
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	361.69	350.00	620.00	-43.55
Total Insurance Premium Expenses	298.45	304.92	-6.47	2,134.44	2,089.15	3,659.00	-42.90
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	2,134.44	2,089.15	3,659.00	-42.90
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	0.00	41.67	-41.67	291.69	-2,451.70	500.00	-590.34
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	1,983.31	1,835.05	3,400.00	-46.03
Total General Expense	267.73	325.00	-57.27	2,275.00	-616.65	3,900.00	-115.81
TOTAL GENERAL EXPENSE	267.73	325.00	-57.27	2,275.00	-616.65	3,900.00	-115.81
TOTAL EXPENSES - ADMIN	19,498.11	19,761.34	-263.23	138,329.38	125,802.59	237,136.00	-46.95
ADMIN (Profit)/Loss	7,067.46	6,935.92	131.54	48,551.44	14,920.02	83,231.00	-82.07
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
Total Depreciation Expense	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
TOTAL MISC EXPENSE	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
TOTAL ADMIN EXPENSES w/ DEPR EXP	19,962.11	20,226.34	-264.23	141,584.38	129,050.59	242,716.00	-46.83
ADMIN (Profit)/Loss w/ Depreciation	7,531.46	7,400.92	130.54	51,806.44	18,168.02	88,811.00	-79.54

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-54.17	54.17	-379.19	-867.00	-650.00	33.38
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-102,577.00	-82,237.50	-20,339.50	-575,662.50	-593,188.00	-986,850.00	-39.89
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-102,577.00	-82,291.67	-20,285.33	-576,041.69	-594,055.00	-987,500.00	-39.84
TOTAL HAP INCOME	-102,577.00	-82,291.67	-20,285.33	-576,041.69	-594,055.00	-987,500.00	-39.84
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	75,983.00	71,916.67	4,066.33	503,416.69	542,733.00	863,000.00	-37.11
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	4,017.00	3,333.33	683.67	23,333.31	28,856.00	40,000.00	-27.86
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	6,439.00	7,000.00	-561.00	49,000.00	44,081.00	84,000.00	-47.52
Total HAP Expenses	86,439.00	82,250.00	4,189.00	575,750.00	615,670.00	987,000.00	-37.62
TOTAL HAP EXPENSE	86,439.00	82,250.00	4,189.00	575,750.00	615,670.00	987,000.00	-37.62
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	41.67	-41.67	291.69	-283.70	500.00	-156.74
Total General HAP Expenses	0.00	41.67	-41.67	291.69	-283.70	500.00	-156.74
TOTAL GENERAL HAP EXPENSES	0.00	41.67	-41.67	291.69	-283.70	500.00	-156.74
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	86,439.00	82,291.67	4,147.33	576,041.69	615,386.30	987,500.00	-37.68
Remaining HAP (to)/from Reserve	-16,138.00	0.00	-16,138.00	0.00	21,331.30	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	105.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-1,422.00	-5,395.83	3,973.83	-37,770.81	-43,132.00	-64,750.00	-33.39
Total HAP Income	-1,422.00	-5,395.83	3,973.83	-37,770.81	-43,132.00	-64,750.00	-33.39
TOTAL HAP INCOME	-1,422.00	-5,395.83	3,973.83	-37,770.81	-43,132.00	-64,750.00	-33.39
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	7,256.00	5,320.83	1,935.17	37,245.81	46,383.00	63,850.00	-27.36
30-1-000-001-4715.040 EHV HAP Utility Pmts	614.00	75.00	539.00	525.00	3,276.00	900.00	264.00
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	7,870.00	5,395.83	2,474.17	37,770.81	49,659.00	64,750.00	-23.31
TOTAL HAP EXPENSE	7,870.00	5,395.83	2,474.17	37,770.81	49,659.00	64,750.00	-23.31
EHV HAP (to)/from Reserve	6,448.00	0.00	6,448.00	0.00	6,527.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-476.00	-775.00	299.00	-5,425.00	-6,252.00	-9,300.00	-32.77
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	-1,166.67	1,166.67	-8,166.69	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-291.69	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-291.69	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-476.00	-2,025.01	1,549.01	-14,175.07	-6,252.00	-24,300.00	-74.27
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-476.00	-2,025.01	1,549.01	-14,175.07	-6,252.00	-24,300.00	-74.27

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
October, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	88.76	291.67	-202.91	2,041.69	1,128.52	3,500.00	-67.76
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	1,458.31	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	51.14	261.67	-210.53	1,831.69	650.15	3,140.00	-79.29
30-1-000-001-4120.100 EHV Management Fee	156.00	180.00	-24.00	1,260.00	1,056.00	2,160.00	-51.11
30-1-000-001-4120.300 EHV Bookkeeping Fee	97.50	112.50	-15.00	787.50	660.00	1,350.00	-51.11
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	700.00	540.00	1,200.00	-55.00
Total Ongoing Admin Expenses	453.40	1,154.17	-700.77	8,079.19	4,034.67	13,850.00	-70.87
TOTAL ONGOING ADMIN EXPENSES	453.40	1,154.17	-700.77	8,079.19	4,034.67	13,850.00	-70.87
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	1,458.31	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	1,458.31	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	3,937.50	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	3,937.50	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	6,095.81	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	453.40	2,025.00	-1,571.60	14,175.00	4,034.67	24,300.00	-83.40
EHV ADMINI (Profit)/Loss	-22.60	-0.01	-22.59	-0.07	-2,217.33	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
October 31, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	222,113.86	137,945.91	84,167.95	947,829.28	1,655,351.00	-42.74
TOTAL OPERATING INCOME	222,113.86	137,945.91	84,167.95	947,829.28	1,655,351.00	-42.74
OPERATING EXPENSE						
Total Administration Expenses	63,987.44	63,700.00	287.44	420,502.11	764,400.00	-44.99
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	478.80	615.00	-136.20	2,575.08	7,380.00	-65.11
Total Maintenance Expenses	61,791.47	61,164.16	627.31	435,605.95	733,970.00	-40.65
Total Protective Expenses	6,363.40	6,616.67	-253.27	47,029.16	79,400.00	-40.77
General Expenses	3,232.65	3,724.17	-491.52	22,628.55	44,690.00	-49.37
TOTAL ROUTINE OPERATING EXPENSES	135,853.76	135,820.00	33.76	928,340.85	1,629,840.00	-43.04
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	135,853.76	135,820.00	33.76	928,340.85	1,629,840.00	-43.04
NET REVENUE/-EXPENSE PROFIT/-LOSS	86,260.10	2,125.91	84,134.19	19,488.43	25,511.00	-23.61
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	5,323.50	9,180.00	-42.01
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	85,499.60	1,360.91	84,138.69	14,164.93	16,331.00	-13.26

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
October 31, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	187,879.11	92,870.83	95,008.28	729,847.89	1,114,450.00	-34.51
TOTAL OPERATING INCOME	187,879.11	92,870.83	95,008.28	729,847.89	1,114,450.00	-34.51
OPERATING EXPENSE						
Total Administration Expenses	30,169.72	29,024.68	1,145.04	211,245.60	348,296.00	-39.35
Total Tenant Service Expenses	55.21	400.00	-344.79	354.85	4,800.00	-92.61
Total Utility Expenses	11,337.83	11,750.00	-412.17	60,813.40	141,000.00	-56.87
Total Maintenance Expenses	22,440.79	35,089.53	-12,648.74	207,756.80	421,074.00	-50.66
Total Protective Service Expenses	1,964.96	3,515.84	-1,550.88	18,833.03	42,190.00	-55.36
General Expenses	10,159.04	8,184.16	1,974.88	63,402.29	98,210.00	-35.44
TOTAL ROUTINE OPERATING EXPENSES	76,127.55	87,964.21	-11,836.66	562,405.97	1,055,570.00	-46.72
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	76,127.55	87,964.21	-11,836.66	562,405.97	1,055,570.00	-46.72
NET REVENUE/EXPENSE PROFIT/-LOSS	111,751.56	4,906.62	106,844.94	167,441.92	58,880.00	184.38
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	75,943.00	165,000.00	-53.97
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	100,902.56	-8,843.38	109,745.94	91,498.92	-106,120.00	-186.22

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
October 31, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	222,077.33	109,193.67	112,883.66	850,854.64	1,310,324.00	-35.07
TOTAL OPERATING INCOME	222,077.33	109,193.67	112,883.66	850,854.64	1,310,324.00	-35.07
OPERATING EXPENSE						
Total Administration Expenses	35,283.78	36,060.27	-776.49	227,447.33	432,723.00	-47.44
Total Tenant Service Expenses	67.06	91.67	-24.61	781.13	1,100.00	-28.99
Total Utility Expenses	1,894.38	2,945.82	-1,051.44	14,409.82	35,350.00	-59.24
Total Maintenance Expenses	60,299.54	52,350.91	7,948.63	502,310.40	628,211.00	-20.04
Total Protective Service Expenses	2,265.81	2,920.83	-655.02	24,195.57	35,050.00	-30.97
General Expenses	1,063.49	8,379.10	-7,315.61	56,605.54	100,549.00	-43.70
TOTAL ROUTINE OPERATING EXPENSES	100,874.06	102,748.60	-1,874.54	825,749.79	1,232,983.00	-33.03
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	100,874.06	102,748.60	-1,874.54	825,749.79	1,232,983.00	-33.03
NET REVENUE/EXPENSE PROFIT/-LOSS						
	121,203.27	6,445.07	114,758.20	25,104.85	77,341.00	-67.54
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	199,570.00	372,000.00	-46.35
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	92,693.27	-24,554.93	117,248.20	-174,465.15	-294,659.00	-40.79

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
October 31, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	54,864.96	26,347.59	28,517.37	215,600.74	316,171.00	-31.81
TOTAL OPERATING INCOME	54,864.96	26,347.59	28,517.37	215,600.74	316,171.00	-31.81
OPERATING EXPENSE						
Total Administration Expenses	7,119.10	8,685.09	-1,565.99	50,048.64	104,221.00	-51.98
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	2,286.00	2,850.00	-564.00	12,836.59	34,200.00	-62.47
Total Maintenance Expenses	4,940.56	12,864.50	-7,923.94	53,414.69	154,374.00	-65.40
Total Protective Service Expenses	1,433.64	1,197.50	236.14	6,950.24	14,370.00	-51.63
General Expenses	1,079.07	2,640.25	-1,561.18	19,967.26	31,683.00	-36.98
TOTAL ROUTINE OPERATING EXPENSES	16,858.37	28,829.00	-11,970.63	143,217.42	345,948.00	-58.60
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	16,858.37	28,829.00	-11,970.63	143,217.42	345,948.00	-58.60
NET REVENUE/EXPENSE PROFIT/-LOSS	38,006.59	-2,481.41	40,488.00	72,383.32	-29,777.00	-343.08
Total Depreciation Expense						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	31,045.00	105,000.00	-70.43
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	33,571.59	-11,231.41	44,803.00	41,338.32	-134,777.00	-130.67

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
October 31, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,430.65	12,825.42	-394.77	110,882.57	153,905.00	-27.95
TOTAL ADMIN OPERATING INCOME	12,430.65	12,825.42	-394.77	110,882.57	153,905.00	-27.95
OPERATING EXPENSES						
Total Admin Expenses	14,322.44	14,300.42	22.02	91,896.62	171,605.00	-46.45
Total Fees Expenses	4,293.50	4,470.50	-177.00	30,221.54	53,646.00	-43.66
Total General Expenses	882.17	990.42	-108.25	3,684.43	11,885.00	-69.00
TOTAL OPERATING EXPENSES	19,498.11	19,761.34	-263.23	125,802.59	237,136.00	-46.95
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	19,498.11	19,761.34	-263.23	125,802.59	237,136.00	-46.95
NET REVENUE PROFIT/-LOSS	-7,067.46	-6,935.92	-131.54	-14,920.02	-83,231.00	-82.07
Total Depreciation Expense	464.00	465.00	-1.00	3,248.00	5,580.00	-41.79
NET REVENUE w/Deprecitation PROFIT/-LOSS	-7,531.46	-7,400.92	-130.54	-18,168.02	-88,811.00	-79.54

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	102,577.00	82,291.67	20,285.33	594,055.00	987,500.00	-39.84
TOTAL HAP INCOME	102,577.00	82,291.67	20,285.33	594,055.00	987,500.00	-39.84
HAP EXPENSES						
Total HAP Expenses	86,439.00	82,250.00	4,189.00	615,670.00	987,000.00	-37.62
Total General HAP Expenses	0.00	41.67	-41.67	-283.70	500.00	-156.74
TOTAL HAP EXPENSES	86,439.00	82,291.67	4,147.33	615,386.30	987,500.00	-37.68
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	16,138.00	0.00	16,138.00	-21,331.30	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
October 31, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	37,871.58	37,317.08	554.50	256,577.45	447,805.00	-42.70
TOTAL OPERATING INCOME	37,871.58	37,317.08	554.50	256,577.45	447,805.00	-42.70
OPERATING EXPENSE						
Total Administration Expenses	7,283.21	8,260.08	-976.87	51,071.94	99,121.00	-48.48
Total Fee Expenses	4,224.50	4,284.00	-59.50	29,874.14	51,408.00	-41.89
Total Utilities Expenses	3,772.05	3,405.00	367.05	22,254.35	40,860.00	-45.54
Total Maintenance Expenses	14,472.46	20,691.08	-6,218.62	126,757.87	248,293.00	-48.95
Total Taxes & Insurance Expense	1,669.44	3,974.42	-2,304.98	24,226.98	47,693.00	-49.20
Total Financial Expenses	1,413.83	1,500.00	-86.17	10,364.49	18,000.00	-42.42
TOTAL ROUTINE OPERATING EXPENSE	32,835.49	42,114.58	-9,279.09	264,549.77	505,375.00	-47.65
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	32,835.49	42,114.58	-9,279.09	264,549.77	505,375.00	-47.65
NET REVENUE PROFIT/-LOSS						
	5,036.09	-4,797.50	9,833.59	-7,972.32	-57,570.00	-86.15
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	58,142.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,269.91	-4,797.50	1,527.59	-66,114.32	-57,570.00	14.84

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
October 31, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,546.46	32,287.41	1,259.05	224,657.52	387,449.00	-42.02
TOTAL OPERATING INCOME	33,546.46	32,287.41	1,259.05	224,657.52	387,449.00	-42.02
OPERATING EXPENSE						
Total Administration Expenses	7,207.15	6,836.83	370.32	46,912.50	82,042.00	-42.82
Total Fee Expenses	3,867.50	3,868.00	-0.50	26,720.63	46,416.00	-42.43
Total Utilities Expenses	4,256.22	3,230.00	1,026.22	24,955.63	38,760.00	-35.61
Total Maintenance Expenses	11,149.02	15,503.15	-4,354.13	72,640.20	186,038.00	-60.95
Total Taxes & Insurance Expense	1,705.94	3,121.01	-1,415.07	22,140.52	37,452.00	-40.88
Total Financial Expenses	1,413.83	1,500.00	-86.17	10,364.45	18,000.00	-42.42
TOTAL ROUTINE OPERATING EXPENSE	29,599.66	34,058.99	-4,459.33	203,733.93	408,708.00	-50.15
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	29,599.66	34,058.99	-4,459.33	203,733.93	408,708.00	-50.15
NET REVENUE PROFIT/-LOSS						
	3,946.80	-1,771.58	5,718.38	20,923.59	-21,259.00	-198.42
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	50,473.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,263.70	-1,771.58	-1,492.12	-29,549.91	-21,259.00	39.00

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
October 31, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	686,935.26	366,358.00	320,577.26	2,715,990.59	4,396,296.00	-38.22
TOTAL OPERATING INCOME	686,935.26	366,358.00	320,577.26	2,715,990.59	4,396,296.00	-38.22
OPERATING EXPENSE						
Total Administration Expenses	136,024.82	133,053.37	2,971.45	891,324.26	1,596,640.00	-44.18
Total Tenant Service Expenses	122.27	1,083.33	-961.06	1,135.98	13,000.00	-91.26
Total Utility Expenses	15,997.01	18,160.82	-2,163.81	90,634.89	217,930.00	-58.41
Total Maintenance Expenses	149,472.36	161,469.10	-11,996.74	1,199,087.84	1,937,629.00	-38.12
Total Protective Service Expenses	12,027.81	14,250.84	-2,223.03	97,008.00	171,010.00	-43.27
General Expenses	15,534.25	22,927.68	-7,393.43	162,603.64	275,132.00	-40.90
TOTAL ROUTINE OPERATING EXPENSES	329,178.52	350,945.14	-21,766.62	2,441,794.61	4,211,341.00	-42.02
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	329,178.52	350,945.14	-21,766.62	2,441,794.61	4,211,341.00	-42.02
NET REVENUE/EXPENSE PROFIT/-LOSS	357,756.74	15,412.86	342,343.88	274,195.98	184,955.00	48.25
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	311,881.50	651,180.00	-52.11
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	313,202.24	-38,852.14	352,054.38	-37,685.52	-466,225.00	-91.92

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
October 31, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	71,418.04	69,604.49	1,813.55	481,234.97	835,254.00	-42.38
TOTAL OPERATING INCOME	71,418.04	69,604.49	1,813.55	481,234.97	835,254.00	-42.38
OPERATING EXPENSE						
Total Administration Expenses	14,490.36	15,096.91	-606.55	97,984.44	181,163.00	-45.91
Total Fee Expenses	8,092.00	8,152.00	-60.00	56,594.77	97,824.00	-42.15
Total Utilities Expenses	8,028.27	6,635.00	1,393.27	47,209.98	79,620.00	-40.71
Total Maintenance Expenses	25,621.48	36,194.23	-10,572.75	199,398.07	434,331.00	-54.09
Total Taxes & Insurance Expense	3,375.38	7,095.43	-3,720.05	46,367.50	85,145.00	-45.54
Total Financial Expenses	2,827.66	3,000.00	-172.34	20,728.94	36,000.00	-42.42
TOTAL ROUTINE OPERATING EXPENSE	62,435.15	76,173.57	-13,738.42	468,283.70	914,083.00	-48.77
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	62,435.15	76,173.57	-13,738.42	468,283.70	914,083.00	-48.77
NET REVENUE PROFIT/-LOSS						
	8,982.89	-6,569.08	15,551.97	12,951.27	-78,829.00	-116.43
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	108,615.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-6,533.61	-6,569.08	35.47	-95,664.23	-78,829.00	21.36

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
October, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.70	9,867.86	-204.16	69,098.14
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,150.42	16,855.44	1,294.98	123,804.20
Administrative Expenses	2,355.60	5,793.28	-3,437.68	18,343.26
Tenant Services	55.21	164.90	-109.69	354.85
Utilities	11,337.83	16,366.83	-5,029.00	60,813.40
Maint/Protective Serv - Supplies/Conts	24,405.75	40,019.79	-15,614.04	226,589.83
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,159.04	8,141.89	2,017.15	63,402.29
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	76,127.55	97,209.99	-21,082.44	562,405.97
AMP002 - FAMILY				
Salaries	9,244.08	8,464.95	779.13	65,938.15
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,304.24	18,222.64	2,081.60	134,008.62
Administrative Expenses	5,735.46	2,221.67	3,513.79	27,500.56
Tenant Services	67.06	352.00	-284.94	781.13
Utilities	1,894.38	6,113.81	-4,219.43	14,409.82
Maint/Protective Serv - Supplies/Conts	62,537.57	51,704.69	10,832.88	525,242.12
Mileage	27.78	35.62	-7.84	48.22
Insurance & General Expenses	1,063.49	11,276.69	-10,213.20	56,605.54
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	100,874.06	98,392.07	2,481.99	824,534.16
AMP003 - BLUEBELL				
Salaries	1,073.78	0.00	1,073.78	7,677.71
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,354.59	5,024.62	329.97	35,946.13
Administrative Expenses	690.73	1,139.27	-448.54	6,424.80
Tenant Services	0.00	101.00	-101.00	0.00
Utilities	2,286.00	8,101.13	-5,815.13	12,836.59
Maint/Protective Serv - Supplies/Conts	6,374.20	13,871.08	-7,496.88	60,126.84
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	1,079.07	1,810.00	-730.93	19,967.26
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	16,858.37	30,047.10	-13,188.73	142,979.33
COCC				
Salaries	116,300.16	100,483.74	15,816.42	776,228.42
Employee W/H Payments	49.82	-8,644.71	8,694.53	-656.90
Fee Expenses	300.92	90.26	210.66	2,277.91
Administrative Expenses	8,905.37	5,889.57	3,015.80	73,529.04
Tenant Services	0.00	0.00	0.00	0.00
Utilities	478.80	1,355.58	-876.78	2,575.08
Maint/Protective Serv - Supplies/Conts	405.43	123.42	282.01	5,103.13
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	22,628.55
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	129,673.15	102,529.12	27,144.03	881,685.23
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	136,281.72	118,816.55	17,465.17	918,942.42
Employee W/H Payments	49.82	-8,644.71	8,694.53	-656.90
Fee Expenses	44,110.17	40,192.96	3,917.21	295,978.83
Administrative Expenses	61,797.33	55,236.75	6,560.58	421,834.52
Tenant Services	122.27	617.90	-495.63	1,135.98
Utilities	15,997.01	31,937.35	-15,940.34	90,634.89
Maint/Protective Serv - Supplies/Conts	93,722.95	105,718.98	-11,996.03	817,061.92
Mileage	27.78	35.62	-7.84	48.22
Insurance & General Expenses	15,534.25	24,459.84	-8,925.59	162,603.64
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	367,643.30	368,371.24	-727.94	2,707,583.52

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
October, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,505.23	12,023.95	-1,518.72
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	4,105.50	119.00
Administrative Expenses	1,469.19	1,046.77	422.42
Utilities	3,772.05	4,003.22	-231.17
Maintenance Supplies/Contracts	8,243.76	6,717.25	1,526.51
Security, Tax, & Insurance Expenses	2,486.93	3,097.50	-610.57
Finacial Expenses	1,413.83	1,567.81	-153.98
TOTAL BRENTWOOD CLAIMS	32,115.49	32,562.00	-446.51
PRAIRIELAND			
Salaries	10,505.25	12,024.01	-1,518.76
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,808.00	59.50
Administrative Expenses	1,463.13	803.55	659.58
Utilities	4,256.22	4,181.10	75.12
Maintenance Supplies/Contracts	4,990.32	3,831.54	1,158.78
Security, Taxes, & Insurance Expenses	2,453.41	2,912.15	-458.74
Financial Expenses	1,413.83	1,567.81	-153.98
TOTAL PRAIRIELAND CLAIMS	28,949.66	29,128.16	-178.50
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,010.48	24,047.96	-3,037.48
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	7,913.50	178.50
Administrative Expenses	2,932.32	1,850.32	1,082.00
Utilities	8,028.27	8,184.32	-156.05
Maintenance Supplies	13,234.08	10,548.79	2,685.29
Security, Tax, & Insurance Expenses	4,940.34	6,009.65	-1,069.31
Financial Expenses	2,827.66	3,135.62	-307.96
TOTAL AHP CLAIMS	61,065.15	61,690.16	-625.01
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,849.74	7,537.04	5,312.70
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,573.50	3,861.00	712.50
Administrative Expenses	1,472.70	836.62	636.08
General Expense-Admin	566.18	582.19	-16.01
Total HCV Expenses	19,462.12	12,816.85	6,645.27
HAP Expenses	86,439.00	79,964.98	6,474.02
General Expenses	0.00	-4.50	4.50
Total HAP Expenses	86,439.00	79,960.48	6,478.52
TOTAL HCV CLAIMS	105,901.12	92,777.33	13,123.79

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
October, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	350,000.00	0.00	350,000.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	350,000.00	0.00	350,000.00	350,000.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	113,515.75	16,393.00	148,871.75	177,259.75
TOTAL CFG 2022 CLAIMS	113,515.75	16,393.00	148,871.75	477,259.75
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	242,650.57	0.00	290,200.57	290,200.57
TOTAL CFG 2021 CLAIMS	242,650.57	0.00	290,200.57	590,200.57
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	193,325.05	0.00	329,458.68	708,722.15
TOTAL CFG 2020 CLAIMS	193,325.05	0.00	329,458.68	1,008,722.15
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	899,491.37	16,393.00	1,118,531.00	3,510,056.47

Knox County Housing Authority
CLAIMS REPORT TOTALS
October, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	76,127.55	97,209.99	-21,082.44	562,405.97
AMP002 - FAMILY	100,874.06	98,392.07	2,481.99	825,749.79
AMP003 - BLUEBELL	16,858.37	30,047.10	-13,188.73	143,217.42
COCC	135,903.58	102,529.13	33,374.45	927,683.95
TOTAL LOW RENT	329,763.56	328,178.29	1,585.27	2,459,057.13
<u>A.H.P.</u>				
BRENTWOOD	32,835.49	34,562.00	-1,726.51	264,549.77
PRAIRIELAND	29,599.66	29,128.16	471.50	203,733.93
TOTAL A.H.P.	62,435.15	63,690.16	-1,255.01	468,283.70
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,462.12	12,816.85	6,645.27	125,550.66
TOTAL HCV	19,462.12	12,816.85	6,645.27	125,550.66
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	350,000.00	0.00	350,000.00	350,000.00
CAPITAL FUND GRANT 2022	113,515.75	16,393.00	97,122.75	148,871.75
CAPITAL FUND GRANT 2021	242,650.57	0.00	242,650.57	290,200.57
CAPITAL FUND GRANT 2020	193,325.05	0.00	193,325.05	329,458.68
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	899,491.37	16,393.00	883,098.37	1,118,531.00
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TOTAL CLAIMS FOR MONTH	1,311,152.20	421,078.30	890,073.90	4,171,422.49

LOW RENT

<u>COCC</u>	<u>Nov-23</u>	<u>Current YTD</u>		
Operating Income	\$171,963.93	\$1,119,793.21		
Operating Expenses	\$144,983.90	\$1,073,324.75		
Net Revenue Income/(Loss)	\$26,980.03	\$46,468.46	COCC - Cash, Investments, A/R, & A/P	\$976,861
<hr/>				
<u>MOON TOWERS</u>	<u>Nov-23</u>	<u>Current YTD</u>		
Operating Income	\$91,556.80	\$821,404.69	Moon - Cash, Investments, A/R, & A/P	\$ 842,864
Operating Expenses	\$86,959.36	\$649,365.33	Minimum Reserve Position	\$ 324,683
Net Revenue Income/(Loss)	\$4,597.44	\$172,039.36	Over/(Under) Minimum Reserve Position	\$518,182
<hr/>				
<u>FAMILY SITES</u>	<u>Nov-23</u>	<u>Current YTD</u>		
Operating Income	\$100,068.32	\$950,922.96	Family - Cash, Investments, A/R, & A/P	\$ 1,027,057
Operating Expenses	\$92,298.10	\$918,047.89	Minimum Reserve Position	\$ 459,024
Net Revenue Income/(Loss)	\$7,770.22	\$32,875.07	Over/(Under) Minimum Reserve Position	\$568,033
<hr/>				
<u>BLUEBELL</u>	<u>Nov-23</u>	<u>Current YTD</u>		
Operating Income	\$25,667.11	\$241,267.85	Bluebell - Cash, Investments, A/R, & A/P	\$ 288,462
Operating Expenses	\$20,398.34	\$163,615.76	Minimum Reserve Position	\$ 81,808
Net Revenue Income/(Loss)	\$5,268.77	\$77,652.09	Over/(Under) Minimum Reserve Position	\$206,654

Monthly Notes:

- For income: COCC received \$46,690.24 from maintenance charges along with \$74,249.85 in fees: \$41,787.35 from management fees, \$4,240 from asset management fees; \$5,782.50 from bookkeeping fees; and \$10,600 from maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The amps received \$130,334 in subsidy from HUD with Moon Towers receiving \$45,816; Family \$75,729; and Bluebell \$8,789.
- The agency also received \$50,000 to be used for the warming shelter from Knox County 708.
- Expenses worth noting for
- Overall, all were in the black for the month and year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Nov-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Nov-23</u>	<u>Current YTD</u>
Operating Income	\$37,137.84	\$293,715.29	Operating Income	\$32,765.44	\$257,422.96
Operating Expenses	\$27,456.10	\$292,005.87	Operating Expenses	\$29,689.62	\$233,423.55
Net Revenue Income/(Loss)	\$9,681.74	\$1,709.42	Net Revenue Income/(Loss)	\$3,075.82	\$23,999.41
Brentwood's Cash, Investments, A/R, & A/P	\$ 424,211.38		Prairieland's Cash, Investments, A/R, & A/P	\$ (117,538.83)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 266,446.91		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 269,129.62	
BW's Available Cash	\$ 157,764.47		PL's Available Cash	\$151,590.79	

Monthly Notes:

- For Income: Brentwood received \$36,649 in tenant income and Prairieland's received \$27,128 in tenant income.
- For expenses, nothing outstanding took place as November was a pretty normal month.
-
- Overall, both were in the black for the month and year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Nov-23</u>	<u>Current YTD</u>
Operating Income	\$14,412.84	\$125,295.41
Operating Expenses	\$19,230.74	\$145,033.33
Net Revenue Income/(Loss)	(\$4,817.90)	(\$19,737.92)

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$10,030.30
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	-\$4,817.90
<i>Transfer to NRP or Adjustment</i>	
UNP Ending Balance Per VMS	\$5,212.40

Monthly Notes:

- HCV received \$14,407 in admin fee subsidy from HUD and shows an decrease in revenue of \$4,817.90 for the month with unrestricted net position showing a balance of \$5,212.40.

<u>HAP</u>	<u>Nov-23</u>	<u>Current YTD</u>
Operating Income	\$87,515.00	\$681,570.00
Operating Expenses	\$88,267.00	\$703,653.30
Net Revenue Income/(Loss)	(\$752.00)	(\$22,083.30)

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ (9,534.00)
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	(\$40.00)
<i>Adjustment/Transfer from COCC or UNP</i>	
RNP Ending Balance per VMS	\$ (9,574.00)

Monthly Notes:

- HCV received \$87,515 in HAP subsidy and had a decrease in revenue of \$752.00. Restricted Net Position shows a balance of (\$9,574). RNP has been offset by UNP and the agency is working with HUD on utilizing our HUD Held Reserves to help fund the program.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Nov-23</u>	<u>Current YTD</u>
Operating Income	\$ 475.00	\$ 6,727.00
Operating Expenses	\$ 473.38	\$ 4,508.05
Net Revenue Income/(Loss)	\$1.62	\$2,218.95

<u>EHV (UNP)</u>	
Prior Month Balance	\$ 16,862.15
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 1.62
EHV UNP Ending Balance	\$10,832.77

Monthly Notes:

- EHV received \$475 in admin fee subsidy from HUD and had an increase in revenue of \$1.62 for the month.

<u>HAP</u>	<u>Nov-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,422.00	\$ 44,554.00
Operating Expenses	\$ 7,453.00	\$ 57,112.00
Net Revenue Income/(Loss)	(\$6,031.00)	(\$12,558.00)

<u>EHV (RNP)</u>	
Prior Month Balance	\$ -
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (6,031.00)
RNP Ending Balance per VMS	\$0.00

Monthly Notes:

- EHV received \$1,422 in HAP subsidy and had a decrease in revenue of \$6,031.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Nov-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 98,649.11
Family Sites	\$ -	\$ 291,601.35
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 523,809.64

Tenant Online Payments

<u>Property Sites</u>	<u>Nov-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 4,461.25	\$ 26,654.50
Family Sites	\$ 9,714.06	\$ 46,562.10
Bluebell	\$ 841.00	\$ 7,997.00
Brentwood	\$ 8,342.00	\$ 42,637.00
Prairieland	\$ 3,543.00	\$ 26,397.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 26,901.31	\$ 157,308.60

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Nov-23</u>	<u>Historical</u>
Moon Towers	\$ 234.51	\$ 9,265.72
Family Sites	\$ -	\$ 83,729.61
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 234.51	\$ 126,748.13

Monthly Bad Debt Reported	\$0.00	
Historical Bad Debt	\$1,156,840.22	
	By IDROP	By Debtor
Historical Bad Debt Collected	\$126,748.13	\$ 29,565.75
13.51%	10.96%	2.56%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	120.00	120.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,787.35	-45,700.00	3,912.65	-365,600.00	-333,085.00	-548,400.00	-39.26
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-100,998.00	-100,000.00	-151,497.00	-33.99
Total Line 70710	-41,787.35	-58,324.75	16,537.40	-466,598.00	-433,085.00	-699,897.00	-38.12
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-33,920.00	-33,920.00	-50,880.00	-33.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-33,920.00	-33,920.00	-50,880.00	-33.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,782.50	-5,822.00	39.50	-46,576.00	-46,342.50	-69,864.00	-33.67
Total Line 70730	-5,782.50	-5,822.00	39.50	-46,576.00	-46,342.50	-69,864.00	-33.67
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-600.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-84,800.00	-84,800.00	-127,200.00	-33.33
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-47,160.00	-47,120.00	-70,740.00	-33.39
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-36,200.00	-29,450.00	-54,300.00	-45.76
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-168,160.00	-161,970.00	-252,240.00	-35.79
70700 TOTAL FEE REVENUE	-74,249.85	-89,406.75	15,156.90	-715,254.00	-675,317.50	-1,072,881.00	-37.06
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,023.43	-20.83	-1,002.60	-166.64	-5,586.71	-250.00	2,134.68
10-1-000-000-3610.023 Interest Income - HRA	-0.41	0.00	-0.41	0.00	-1.46	0.00	
Total Line 71100	-1,023.84	-20.83	-1,003.01	-166.64	-5,588.17	-250.00	2,135.27
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-1,600.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.001 Maint Labor Income	-46,690.24	0.00	-46,690.24	0.00	-193,581.63	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-14,666.64	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-17,000.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-73.36	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-38,766.64	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	-1,220.83	1,220.83	-9,766.64	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-13,100.00	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-28,800.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-2,000.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-38,833.36	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Maint Inc	0.00	-27,912.50	27,912.50	-223,300.00	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-240.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	-50,000.00	0.00	-50,000.00	0.00	-78,141.96	0.00	
Total Line 71500	-96,690.24	-48,518.33	-48,171.91	-388,146.64	-438,887.54	-582,220.00	-24.62
TOTAL OTHER REVENUE	-97,714.08	-48,539.16	-49,174.92	-388,313.28	-444,475.71	-582,470.00	-23.69
70000 TOTAL REVENUE	-171,963.93	-137,945.91	-34,018.02	-1,103,567.28	-1,119,793.21	-1,655,351.00	-32.35

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	35,182.50	37,000.00	-1,817.50	296,000.00	281,011.16	444,000.00	-36.71
10-1-001-000-4110.000 Warm Shelter Salaries	6,171.75	3,583.33	2,588.42	28,666.64	8,171.75	43,000.00	-81.00
Total Line 91100	41,354.25	40,583.33	770.92	324,666.64	289,182.91	487,000.00	-40.62
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	2,000.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	2,000.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	666.64	100.00	1,000.00	-90.00
Total Line 91400	0.00	83.33	-83.33	666.64	100.00	1,000.00	-90.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,430.16	12,058.33	371.83	96,466.64	105,237.63	144,700.00	-27.27
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	4,400.00	4,639.06	6,600.00	-29.71
10-1-001-000-4110.500 Warm Shelter Benefits	524.60	541.67	-17.07	4,333.36	524.60	6,500.00	-91.93
Total Line 91500	13,534.79	13,150.00	384.79	105,200.00	110,401.29	157,800.00	-30.04
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	1,596.31	833.33	762.98	6,666.64	1,835.31	10,000.00	-81.65
10-1-000-000-4180.000 Telephone	143.71	625.00	-481.29	5,000.00	3,933.55	7,500.00	-47.55
10-1-000-000-4190.000 Other Sundry	-276.24	1,000.00	-1,276.24	8,000.00	1,900.51	12,000.00	-84.16
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	4,800.00	4,350.00	7,200.00	-39.58
10-1-000-000-4190.100 Postage	-473.37	250.00	-723.37	2,000.00	1,203.56	3,000.00	-59.88
10-1-000-000-4190.200 Office Supplies	89.37	166.67	-77.30	1,333.36	822.32	2,000.00	-58.88
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,333.36	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	203.15	62.50	140.65	500.00	1,027.76	750.00	37.03
10-1-000-000-4190.400 Printing	262.52	100.00	162.52	800.00	303.52	1,200.00	-74.71
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	1,200.00	676.95	1,800.00	-62.39
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,600.00	1,301.86	2,400.00	-45.76
10-1-000-000-4190.550 Computers	0.00	166.67	-166.67	1,333.36	3,807.77	2,000.00	90.39
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	166.64	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	100.00	250.00	-150.00	2,000.00	8,050.83	3,000.00	168.36
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	2,000.00	1,686.95	3,000.00	-43.77
10-1-000-000-4190.850 IT Support	0.00	1,500.00	-1,500.00	12,000.00	3,138.00	18,000.00	-82.57
Total Line 91600	2,642.19	6,341.67	-3,699.48	50,733.36	34,773.94	76,100.00	-54.30
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	6,400.00	5,600.00	9,600.00	-41.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	6,400.00	5,600.00	9,600.00	-41.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	391.30	1,000.00	-608.70	8,000.00	11,533.75	12,000.00	-3.89
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	6,000.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	328.09	0.00	328.09	0.00	605.09	0.00	
Total Line 91800	719.39	1,750.00	-1,030.61	14,000.00	13,254.24	21,000.00	-36.88
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	892.66	200.00	692.66	1,600.00	3,170.57	2,400.00	32.11
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-58.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	2,000.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	7,774.17	0.00	7,774.17	0.00	15,801.36	0.00	
10-1-000-000-4190.950 Background Verif	63.10	0.00	63.10	0.00	136.96	0.00	

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	200.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	4,931.20	266.67	4,664.53	2,133.36	20,850.62	3,200.00	551.58
Total Line 91900	13,661.13	741.67	12,919.46	5,933.36	39,901.48	8,900.00	348.33
91000 TOTAL OPERATING EXPENSE - Admin	72,711.75	63,700.00	9,011.75	509,600.00	493,213.86	764,400.00	-35.48
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	22.40	25.00	-2.60	200.00	143.40	300.00	-52.20
10-1-000-000-4315.000 Sewer	18.98	15.00	3.98	120.00	110.41	180.00	-38.66
10-1-000-000-4320.000 Electric	0.00	375.00	-375.00	3,000.00	1,915.01	4,500.00	-57.44
10-1-000-000-4330.000 Gas	63.96	200.00	-136.04	1,600.00	511.60	2,400.00	-78.68
Total Line 93100, 93200, 93300, 93600	105.34	615.00	-509.66	4,920.00	2,680.42	7,380.00	-63.68
93000 TOTAL UTILITIES EXPENSES	105.34	615.00	-509.66	4,920.00	2,680.42	7,380.00	-63.68
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	38,123.05	38,166.67	-43.62	305,333.36	301,388.56	458,000.00	-34.19
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	42,066.64	43,769.10	63,100.00	-30.64
10-1-000-000-4410.100 Maint Labor - OT	1,240.77	1,575.00	-334.23	12,600.00	11,503.80	18,900.00	-39.13
Total Line 94100	44,748.42	45,000.00	-251.58	360,000.00	356,661.46	540,000.00	-33.95
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	80.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	67.78	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	19.14	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	20.83	-20.83	166.64	544.48	250.00	117.79
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	1,730.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	166.64	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	266.64	175.92	400.00	-56.02
Total Line 94200	0.00	84.99	-84.99	679.92	3,064.99	1,020.00	200.49
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	300.00	277.20	450.00	-38.40
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	642.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	333.36	88.50	500.00	-82.30
Total Line 94300 - (sub accts)	0.00	79.17	-79.17	633.36	1,007.70	950.00	6.07
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	15,235.59	13,375.00	1,860.59	107,000.00	116,686.13	160,500.00	-27.30
10-1-000-000-4410.510 Maint Admin Benefits	2,586.74	2,625.00	-38.26	21,000.00	20,756.42	31,500.00	-34.11
Total Line 94500	17,822.33	16,000.00	1,822.33	128,000.00	137,442.55	192,000.00	-28.42
94000 TOTAL MAINTENANCE EXPENSE	62,570.75	61,164.16	1,406.59	489,313.28	498,176.70	733,970.00	-32.13

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,166.67	-196.17	33,333.36	33,749.25	50,000.00	-32.50
10-1-000-000-4481.500 Safety/Security Benefits	2,259.94	2,375.00	-115.06	19,000.00	18,479.91	28,500.00	-35.16
Total Line 95100	6,230.44	6,541.67	-311.23	52,333.36	52,229.16	78,500.00	-33.47
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	132.97	75.00	57.97	600.00	1,163.41	900.00	29.27
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	132.97	75.00	57.97	600.00	1,163.41	900.00	29.27
95000 TOTAL PROTECTIVE SERVICES EXP	6,363.41	6,616.67	-253.26	52,933.36	53,392.57	79,400.00	-32.75
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	784.00	758.00	1,176.00	-35.54
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	300.00	291.36	450.00	-35.25
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	18,840.00	18,482.88	28,260.00	-34.60
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	19,924.00	19,532.24	29,886.00	-34.64
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	128.00	118.80	192.00	-38.13
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	6,000.00	5,810.16	9,000.00	-35.44
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	408.00	400.00	612.00	-34.64
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.12	817.00	-25.88	6,536.00	6,328.96	9,804.00	-35.45
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	26,460.00	25,861.20	39,690.00	-34.84
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	3,333.36	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	3,333.36	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	3,333.36	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	144,983.90	135,820.00	9,163.90	1,086,560.00	1,073,324.75	1,629,840.00	-34.15
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-26,980.03	-2,125.91	-24,854.12	-17,007.28	-46,468.46	-25,511.00	82.15

MISCELLANEOUS EXPENSE

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	6,120.00	6,084.00	9,180.00	-33.73
Total Line 97400	760.50	765.00	-4.50	6,120.00	6,084.00	9,180.00	-33.73
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	6,120.00	6,084.00	9,180.00	-33.73
90000 TOTAL EXPENSES	145,744.40	136,585.00	9,159.40	1,092,680.00	1,079,408.75	1,639,020.00	-34.14
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	12,152.92	-5,777.58	17,930.50	-46,220.64	8,210.53	-69,331.00	-111.84

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,416.00	1,416.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-40,369.00	-33,583.33	-6,785.67	-268,666.64	-300,012.00	-403,000.00	-25.56
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-40,369.00	-33,583.33	-6,785.67	-268,666.64	-300,012.00	-403,000.00	-25.56
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-291.67	291.67	-2,333.36	346.88	-3,500.00	-109.91
10-1-000-001-3690.100 Late Fees	-625.00	-375.00	-250.00	-3,000.00	-4,270.00	-4,500.00	-5.11
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-4.17	4.17	-33.36	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,091.15	-1,041.67	-49.48	-8,333.36	-7,729.91	-12,500.00	-38.16
10-1-000-001-3690.160 Vending Machine Inc	-80.18	-125.00	44.82	-1,000.00	-627.79	-1,500.00	-58.15
10-1-000-001-3690.180 Labor	-1,516.81	-1,000.00	-516.81	-8,000.00	-7,485.56	-12,000.00	-37.62
10-1-000-001-3690.200 Materials	-292.38	-300.00	7.62	-2,400.00	-1,821.63	-3,600.00	-49.40
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,605.52	-3,137.51	-468.01	-25,100.08	-21,588.01	-37,650.00	-42.66
70500 TOTAL TENANT REVENUE	-43,974.52	-36,720.84	-7,253.68	-293,766.72	-321,600.01	-440,650.00	-27.02
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,816.00	-47,495.83	1,679.83	-379,966.64	-390,891.00	-569,950.00	-31.42
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-45,816.00	-47,495.83	1,679.83	-379,966.64	-390,891.00	-569,950.00	-31.42
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-66,666.64	-100,000.00	-100,000.00	0.00
Total Line 10010	0.00	-8,333.33	8,333.33	-66,666.64	-100,000.00	-100,000.00	0.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-1,466.28	-20.83	-1,445.45	-166.64	-6,963.68	-250.00	2,685.47
Total Line 71100	-1,466.28	-20.83	-1,445.45	-166.64	-6,963.68	-250.00	2,685.47
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-2,400.00	-1,950.00	-3,600.00	-45.83
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-2,400.00	-1,950.00	-3,600.00	-45.83
70000 TOTAL REVENUE	-91,556.80	-92,870.83	1,314.03	-742,966.64	-821,404.69	-1,114,450.00	-26.30

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,855.30	6,166.67	688.63	49,333.36	55,747.17	74,000.00	-24.67
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	49,333.36	55,747.17	74,000.00	-24.67
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	2,033.36	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	2,033.36	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,293.88	13,681.00	-387.12	109,448.00	107,433.10	164,172.00	-34.56
Total Line 91300	13,293.88	13,681.00	-387.12	109,448.00	107,433.10	164,172.00	-34.56
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,290.00	1,328.00	-38.00	10,624.00	10,425.00	15,936.00	-34.58
Total Line 91310	1,290.00	1,328.00	-38.00	10,624.00	10,425.00	15,936.00	-34.58
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.40	2,083.33	725.07	16,666.64	23,014.67	25,000.00	-7.94
Total Line 91500	2,808.40	2,083.33	725.07	16,666.64	23,014.67	25,000.00	-7.94
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	1,333.36	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	116.18	270.83	-154.65	2,166.64	2,045.26	3,250.00	-37.07
10-1-000-001-4190.100 Postage	74.19	66.67	7.52	533.36	546.90	800.00	-31.64
10-1-000-001-4190.200 Office Supplies	0.00	58.33	-58.33	466.64	490.77	700.00	-29.89
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	347.96	100.00	247.96	800.00	820.15	1,200.00	-31.65
10-1-000-001-4190.400 Printing	0.00	83.33	-83.33	666.64	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	725.36	310.46	1,088.00	-71.47
10-1-000-001-4190.500 Printer/Copier Sup Cont	156.15	250.00	-93.85	2,000.00	1,329.48	3,000.00	-55.68
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	66.64	810.00	100.00	710.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	833.36	696.01	1,250.00	-44.32
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	333.36	3,226.27	500.00	545.25
Total Line 91600	781.59	1,240.67	-459.08	9,925.36	10,275.30	14,888.00	-30.98
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	0.00	0.00	2,415.05	0.00	
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	75.00	-75.00	600.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	600.00	2,415.05	900.00	168.34
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	7.49	29.17	-21.68	233.36	1,067.15	350.00	204.90
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	1,770.00	1,770.00	0.00	14,160.00	8,850.00	21,240.00	-58.33
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,500.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	133.36	60.74	200.00	-69.63
10-1-000-001-4190.950 Background Verification	970.09	350.00	620.09	2,800.00	5,843.85	4,200.00	39.14
Total Line 91900	2,747.58	2,165.84	581.74	17,326.72	17,322.06	25,990.00	-33.35
91000 TOTAL OPERATING EXPENSE - Admin	27,776.75	26,994.68	782.07	215,957.44	226,632.35	323,936.00	-30.04

Date:
Time:
11

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	14,160.00	14,160.00	21,240.00	-33.33
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>14,160.00</u>	<u>14,160.00</u>	<u>21,240.00</u>	<u>-33.33</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>14,160.00</u>	<u>14,160.00</u>	<u>21,240.00</u>	<u>-33.33</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	700.00	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	166.64	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	27.15	41.67	-14.52	333.36	27.15	500.00	-94.57
10-1-000-001-4220.120 Ten Ser-Education	34.95	0.00	34.95	0.00	90.16	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	2,000.00	0.00	3,000.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>62.10</u>	<u>400.00</u>	<u>-337.90</u>	<u>3,200.00</u>	<u>416.95</u>	<u>4,800.00</u>	<u>-91.31</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>62.10</u>	<u>400.00</u>	<u>-337.90</u>	<u>3,200.00</u>	<u>416.95</u>	<u>4,800.00</u>	<u>-91.31</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,615.28	1,458.33	156.95	11,666.64	10,929.08	17,500.00	-37.55
10-1-000-001-4315.000 Sewer	4,337.78	3,291.67	1,046.11	26,333.36	29,733.17	39,500.00	-24.73
10-1-000-001-4320.000 Electric	-10.91	2,666.67	-2,677.58	21,333.36	18,682.06	32,000.00	-41.62
10-1-000-001-4330.000 Gas	1,535.10	4,333.33	-2,798.23	34,666.64	8,946.34	52,000.00	-82.80
Total Line 93100, 93200, 93300, 93600	<u>7,477.25</u>	<u>11,750.00</u>	<u>-4,272.75</u>	<u>94,000.00</u>	<u>68,290.65</u>	<u>141,000.00</u>	<u>-51.57</u>
93000 TOTAL UTILITIES EXPENSES	<u>7,477.25</u>	<u>11,750.00</u>	<u>-4,272.75</u>	<u>94,000.00</u>	<u>68,290.65</u>	<u>141,000.00</u>	<u>-51.57</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	35,400.00	35,400.00	53,100.00	-33.33
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>35,400.00</u>	<u>35,400.00</u>	<u>53,100.00</u>	<u>-33.33</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	266.64	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	16.32	500.00	-483.68	4,000.00	54.63	6,000.00	-99.09
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	200.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	23.52	208.33	-184.81	1,666.64	11,221.46	2,500.00	348.86
10-1-000-001-4420.070 Electrical Supplies	76.90	100.00	-23.10	800.00	467.94	1,200.00	-61.01
10-1-000-001-4420.080 Plumbing Supplies	86.68	125.00	-38.32	1,000.00	1,099.90	1,500.00	-26.67
10-1-000-001-4420.090 Extermination Supplies	280.89	166.67	114.22	1,333.36	1,515.59	2,000.00	-24.22
10-1-000-001-4420.100 Janitorial Supplies	880.77	541.67	339.10	4,333.36	4,247.03	6,500.00	-34.66
10-1-000-001-4420.110 Routine Maint. Supplies	5,220.96	1,666.67	3,554.29	13,333.36	12,676.01	20,000.00	-36.62
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	666.64	1,305.00	1,000.00	30.50
10-1-000-001-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	36.34	166.67	-130.33	1,333.36	992.71	2,000.00	-50.36
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>6,622.38</u>	<u>3,616.67</u>	<u>3,005.71</u>	<u>28,933.36</u>	<u>33,709.02</u>	<u>43,400.00</u>	<u>-22.33</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	13,480.96	15,881.17	-2,400.21	127,049.36	102,764.13	190,574.00	-46.08
10-1-000-001-4430.010 Garbage & Trash Con	464.50	416.67	47.83	3,333.36	5,621.80	5,000.00	12.44
10-1-000-001-4430.020 Heating & Cooling Cont	225.00	666.67	-441.67	5,333.36	-36.75	8,000.00	-100.46
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	4,245.84	1,791.67	2,454.17	14,333.36	13,177.52	21,500.00	-38.71
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	13,000.00	83.00	19,500.00	-99.57
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	2,666.67	-2,666.67	21,333.36	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	3,000.00	346.20	4,500.00	-92.31
10-1-000-001-4430.090 Extermination Contracts	9,267.00	2,375.00	6,892.00	19,000.00	35,962.00	28,500.00	26.18
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	342.60	0.00	
10-1-000-001-4430.110 Routine Maint Cont	219.95	1,041.67	-821.72	8,333.36	5,317.47	12,500.00	-57.46
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	5,065.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	1,000.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	333.36	2,134.00	500.00	326.80
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	333.36	156.64	500.00	-68.67
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	27,903.25	27,047.86	855.39	216,382.88	177,598.41	324,574.00	-45.28
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	38,950.63	35,089.53	3,861.10	280,716.24	246,707.43	421,074.00	-41.41
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	775.12	254.17	520.95	2,033.36	1,812.46	3,050.00	-40.58
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	14,160.00	14,160.00	21,240.00	-33.33
10-1-000-001-4480.100 ADT Contract	88.98	200.00	-111.02	1,600.00	2,014.67	2,400.00	-16.06
10-1-000-001-4480.500 Other Security Contract	370.00	1,291.67	-921.67	10,333.36	3,850.00	15,500.00	-75.16
Total Line 95200	3,004.10	3,515.84	-511.74	28,126.72	21,837.13	42,190.00	-48.24
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,004.10	3,515.84	-511.74	28,126.72	21,837.13	42,190.00	-48.24
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	31,733.36	31,153.36	47,600.00	-34.55
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	3,516.64	3,440.48	5,275.00	-34.78
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	1,666.64	1,635.44	2,500.00	-34.58
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	36,916.64	36,229.28	55,375.00	-34.57
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	1,433.36	1,402.80	2,150.00	-34.75
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	533.36	510.48	800.00	-36.19
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	416.64	400.00	625.00	-36.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.16	297.92	-8.76	2,383.36	2,313.28	3,575.00	-35.29
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	39,300.00	38,542.56	58,950.00	-34.62

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	3,289.18	2,438.33	850.85	19,506.64	23,172.14	29,260.00	-20.81
Total Line 96300	3,289.18	2,438.33	850.85	19,506.64	23,172.14	29,260.00	-20.81
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-188.47	833.33	-1,021.80	6,666.64	9,606.12	10,000.00	-3.94
Total Line 96400	-188.47	833.33	-1,021.80	6,666.64	9,606.12	10,000.00	-3.94
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,100.71	3,271.66	-170.95	26,173.28	32,778.26	39,260.00	-16.51
96900 TOTAL OPERATING EXPENSE	86,959.36	87,704.21	-744.85	701,633.68	649,365.33	1,052,450.00	-38.30
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-4,597.44	-5,166.62	569.18	-41,332.96	-172,039.36	-62,000.00	177.48
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	110,000.00	86,792.00	165,000.00	-47.40
Total Line 97400	10,849.00	13,750.00	-2,901.00	110,000.00	86,792.00	165,000.00	-47.40
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,849.00	13,750.00	-2,901.00	110,000.00	86,792.00	165,000.00	-47.40

Date:
Time:
11

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	6,251.56	8,843.38	-2,591.82	70,747.04	-85,247.36	106,120.00	-180.33

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,568.00	1,568.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-18,909.00	-17,500.00	-1,409.00	-140,000.00	-160,682.00	-210,000.00	-23.48
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-18,909.00	-17,500.00	-1,409.00	-140,000.00	-160,682.00	-210,000.00	-23.48
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-10.00	-333.33	323.33	-2,666.64	-626.31	-4,000.00	-84.34
10-1-000-002-3690.100 Late Fees	-750.00	-625.00	-125.00	-5,000.00	-6,275.00	-7,500.00	-16.33
10-1-000-002-3690.120 Violation Fees	-900.00	-345.00	-555.00	-2,760.00	-9,125.00	-4,140.00	120.41
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	-25.00	-4.17	-20.83	-33.36	-125.00	-50.00	150.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,236.50	-1,666.67	430.17	-13,333.36	-11,890.60	-20,000.00	-40.55
10-1-000-002-3690.200 Materials	-583.45	-750.00	166.55	-6,000.00	-4,834.58	-9,000.00	-46.28
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,504.95	-3,724.17	219.22	-29,793.36	-32,876.49	-44,690.00	-26.43
70500 TOTAL TENANT REVENUE	-22,413.95	-21,224.17	-1,189.78	-169,793.36	-193,558.49	-254,690.00	-24.00
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-75,729.00	-77,521.58	1,792.58	-620,172.64	-626,514.00	-930,259.00	-32.65
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-75,729.00	-77,521.58	1,792.58	-620,172.64	-626,514.00	-930,259.00	-32.65
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-80,000.00	-120,000.00	-120,000.00	0.00
Total Line 70610	0.00	-10,000.00	10,000.00	-80,000.00	-120,000.00	-120,000.00	0.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-1,625.37	-22.92	-1,602.45	-183.36	-8,220.06	-275.00	2,889.11
Total Line 71100	-1,625.37	-22.92	-1,602.45	-183.36	-8,220.06	-275.00	2,889.11
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-2,400.00	-2,400.00	-3,600.00	-33.33
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	0.00	-125.00	125.00	-1,000.00	-500.00	-1,500.00	-66.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	269.59	0.00	
Total Line 71500	-300.00	-425.00	125.00	-3,400.00	-2,630.41	-5,100.00	-48.42
70000 TOTAL REVENUE	-100,068.32	-109,193.67	9,125.35	-873,549.36	-950,922.96	-1,310,324.00	-27.43

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,895.50	9,525.00	-2,629.50	76,200.00	56,085.15	114,300.00	-50.93
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	76,200.00	56,085.15	114,300.00	-50.93
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	1,833.36	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	1,833.36	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,839.68	15,149.00	-309.32	121,192.00	116,321.45	181,788.00	-36.01
Total Line 91300	14,839.68	15,149.00	-309.32	121,192.00	116,321.45	181,788.00	-36.01
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,440.00	1,470.00	-30.00	11,760.00	11,287.50	17,640.00	-36.01
Total Line 91310	1,440.00	1,470.00	-30.00	11,760.00	11,287.50	17,640.00	-36.01
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,348.58	3,100.00	-751.42	24,800.00	19,097.08	37,200.00	-48.66
Total Line 91500	2,348.58	3,100.00	-751.42	24,800.00	19,097.08	37,200.00	-48.66
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	2,000.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	0.00	279.17	-279.17	2,233.36	1,607.37	3,350.00	-52.02
10-1-000-002-4190.100 Postage	248.70	150.00	98.70	1,200.00	1,607.64	1,800.00	-10.69
10-1-000-002-4190.200 Office Supplies	130.22	33.33	96.89	266.64	3,579.85	400.00	794.96
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	425.75	41.67	384.08	333.36	1,661.33	500.00	232.27
10-1-000-002-4190.400 Printing	0.00	41.67	-41.67	333.36	116.42	500.00	-76.72
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	200.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	172.09	147.92	24.17	1,183.36	950.07	1,775.00	-46.47
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	4,631.12	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
10-1-000-002-4190.800 Internet Services	591.61	600.00	-8.39	4,800.00	4,732.88	7,200.00	-34.27
10-1-000-002-4190.850 IT Support	0.00	194.17	-194.17	1,553.36	3,230.54	2,330.00	38.65
Total Line 91600	1,568.37	1,762.93	-194.56	14,103.44	22,641.22	21,155.00	7.03
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	41.67	-41.67	333.36	462.29	500.00	-7.54
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	150.00	-150.00	1,200.00	463.40	1,800.00	-74.26
Total Line 91800	0.00	191.67	-191.67	1,533.36	925.69	2,300.00	-59.75
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	7.49	233.33	-225.84	1,866.64	1,125.44	2,800.00	-59.81
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	1.40	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	15,680.00	9,800.00	23,520.00	-58.33
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	600.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	275.43	404.17	-128.74	3,233.36	5,721.57	4,850.00	17.97
Total Line 91900	2,242.92	2,672.50	-429.58	21,380.00	16,704.29	32,070.00	-47.91
91000 TOTAL OPERATING EXPENSE - Admin	29,335.05	34,100.27	-4,765.22	272,802.16	243,062.38	409,203.00	-40.60

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	15,680.00	15,680.00	23,520.00	-33.33
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>15,680.00</u>	<u>15,680.00</u>	<u>23,520.00</u>	<u>-33.33</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>15,680.00</u>	<u>15,680.00</u>	<u>23,520.00</u>	<u>-33.33</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	34.95	16.67	18.28	133.36	134.64	200.00	-32.68
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	333.36	681.44	500.00	36.29
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	266.64	0.00	400.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>34.95</u>	<u>91.67</u>	<u>-56.72</u>	<u>733.36</u>	<u>816.08</u>	<u>1,100.00</u>	<u>-25.81</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>34.95</u>	<u>91.67</u>	<u>-56.72</u>	<u>733.36</u>	<u>816.08</u>	<u>1,100.00</u>	<u>-25.81</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	94.54	100.00	-5.46	800.00	1,072.53	1,200.00	-10.62
10-1-000-002-4315.000 Sewer	58.29	45.83	12.46	366.64	539.16	550.00	-1.97
10-1-000-002-4320.000 Electric	215.74	1,583.33	-1,367.59	12,666.64	9,229.20	19,000.00	-51.43
10-1-000-002-4330.000 Gas	372.33	1,208.33	-836.00	9,666.64	3,881.87	14,500.00	-73.23
Total Line 93100 93200 93300 93600	<u>740.90</u>	<u>2,937.49</u>	<u>-2,196.59</u>	<u>23,499.92</u>	<u>14,722.76</u>	<u>35,250.00</u>	<u>-58.23</u>
93000 TOTAL UTILITIES EXPENSES	<u>740.90</u>	<u>2,937.49</u>	<u>-2,196.59</u>	<u>23,499.92</u>	<u>14,722.76</u>	<u>35,250.00</u>	<u>-58.23</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	39,200.00	39,200.00	58,800.00	-33.33
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>39,200.00</u>	<u>39,200.00</u>	<u>58,800.00</u>	<u>-33.33</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	756.46	333.33	423.13	2,666.64	54,295.89	4,000.00	1,257.40
10-1-000-002-4420.030 Snow Removal Supplies	2,430.00	83.33	2,346.67	666.64	2,430.00	1,000.00	143.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	289.49	250.00	39.49	2,000.00	3,123.40	3,000.00	4.11
10-1-000-002-4420.070 Electrical Supplies	1,082.31	500.00	582.31	4,000.00	4,883.12	6,000.00	-18.61
10-1-000-002-4420.080 Plumbing Supplies	1,181.21	1,050.00	131.21	8,400.00	10,324.85	12,600.00	-18.06
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	133.36	1,189.29	200.00	494.65
10-1-000-002-4420.100 Janitorial Supplies	796.90	283.33	513.57	2,266.64	3,974.62	3,400.00	16.90
10-1-000-002-4420.110 Routine Maint. Supplies	4,471.70	3,750.00	721.70	30,000.00	47,604.84	45,000.00	5.79
10-1-000-002-4420.120 Other Misc. Supplies	7.08	0.00	7.08	0.00	7.08	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	1,215.63	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	48.22	0.00	
10-1-000-002-4420.126 Vehicle Supplies	927.59	458.33	469.26	3,666.64	4,725.09	5,500.00	-14.09
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>11,942.74</u>	<u>6,724.99</u>	<u>5,217.75</u>	<u>53,799.92</u>	<u>133,839.02</u>	<u>80,700.00</u>	<u>65.85</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.81	8.33	-7.52	66.64	428.77	100.00	328.77
10-1-000-002-4430.000 Maint Labor Contract	28,225.24	26,800.92	1,424.32	214,407.36	224,983.15	321,611.00	-30.04
10-1-000-002-4430.010 Garbage&Trash Cont	260.90	250.00	10.90	2,000.00	2,001.20	3,000.00	-33.29
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	600.00	-600.00	4,800.00	47,201.75	7,200.00	555.58
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	333.33	-333.33	2,666.64	6,236.54	4,000.00	55.91
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	25.00	-25.00	200.00	-588.55	300.00	-296.18
10-1-000-002-4430.080 Plumbing Contracts	517.00	1,000.00	-483.00	8,000.00	9,768.34	12,000.00	-18.60
10-1-000-002-4430.090 Extermination Contracts	1,829.00	1,291.67	537.33	10,333.36	8,437.00	15,500.00	-45.57
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	0.00	9,916.67	-9,916.67	79,333.36	181.25	119,000.00	-99.85
10-1-000-002-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	90,539.95	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-12,217.77	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	508.33	-508.33	4,066.64	403.40	6,100.00	-93.39
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	30,832.95	40,734.25	-9,901.30	325,874.00	377,375.03	488,811.00	-22.80
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	47,675.69	52,359.24	-4,683.55	418,873.92	550,414.05	628,311.00	-12.40
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	858.33	308.33	550.00	2,466.64	2,007.04	3,700.00	-45.76
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	15,680.00	15,680.00	23,520.00	-33.33
10-1-000-002-4480.100 ADT Contract	252.82	277.50	-24.68	2,220.00	1,900.82	3,330.00	-42.92
10-1-000-002-4480.500 Other Security Contract	3,232.00	375.00	2,857.00	3,000.00	10,910.86	4,500.00	142.46
Total Line 95200	6,303.15	2,920.83	3,382.32	23,366.64	30,498.72	35,050.00	-12.99
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	6,303.15	2,920.83	3,382.32	23,366.64	30,498.72	35,050.00	-12.99
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	33,483.36	32,868.32	50,225.00	-34.56
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	3,883.36	3,810.32	5,825.00	-34.59
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	1,716.64	1,686.16	2,575.00	-34.52
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	39,083.36	38,364.80	58,625.00	-34.56
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	1,583.36	1,553.60	2,375.00	-34.59
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	583.36	566.72	875.00	-35.23
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	1,633.36	1,600.00	2,450.00	-34.69
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	465.04	475.01	-9.97	3,800.08	3,720.32	5,700.00	-34.73
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	42,883.44	42,085.12	64,325.00	-34.57

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,447.13	1,768.67	678.46	14,149.36	14,553.05	21,224.00	-31.43
Total Line 96300	2,447.13	1,768.67	678.46	14,149.36	14,553.05	21,224.00	-31.43
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-1,459.41	1,250.00	-2,709.41	10,000.00	6,215.73	15,000.00	-58.56
Total Line 96400	-1,459.41	1,250.00	-2,709.41	10,000.00	6,215.73	15,000.00	-58.56
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	987.72	3,018.67	-2,030.95	24,149.36	20,768.78	36,224.00	-42.67
96900 TOTAL OPERATING EXPENSE	92,298.10	102,748.60	-10,450.50	821,988.80	918,047.89	1,232,983.00	-25.54
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-7,770.22	-6,445.07	-1,325.15	-51,560.56	-32,875.07	-77,341.00	-57.49
 MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	248,000.00	228,080.00	372,000.00	-38.69
Total Line 97400	28,510.00	31,000.00	-2,490.00	248,000.00	228,080.00	372,000.00	-38.69
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	248,000.00	228,080.00	372,000.00	-38.69

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	20,739.78	24,554.93	-3,815.15	196,439.44	195,204.93	294,659.00	-33.75

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	408.00	408.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-16,141.00	-14,000.00	-2,141.00	-112,000.00	-121,917.00	-168,000.00	-27.43
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,141.00	-14,000.00	-2,141.00	-112,000.00	-121,917.00	-168,000.00	-27.43
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-50.00	-25.00	-75.00	-66.67
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-4.17	4.17	-33.36	-408.00	-50.00	716.00
10-1-000-006-3690.100 Late Fees	-175.00	-125.00	-50.00	-1,000.00	-800.00	-1,500.00	-46.67
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-33.36	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	0.00	-458.33	458.33	-3,666.64	-4,097.30	-5,500.00	-25.50
10-1-000-006-3690.160 Vending Machine Inc	-31.20	-37.50	6.30	-300.00	-160.12	-450.00	-64.42
10-1-000-006-3690.180 Labor	0.00	-166.67	166.67	-1,333.36	-361.00	-2,000.00	-81.95
10-1-000-006-3690.200 Materials	-7.96	-41.67	33.71	-333.36	-43.18	-500.00	-91.36
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-214.16	-843.76	629.60	-6,750.08	-5,919.60	-10,125.00	-41.53
70500 TOTAL TENANT REVENUE	-16,355.16	-14,843.76	-1,511.40	-118,750.08	-127,836.60	-178,125.00	-28.23
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,789.00	-8,997.58	208.58	-71,980.64	-80,976.00	-107,971.00	-25.00
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-8,789.00	-8,997.58	208.58	-71,980.64	-80,976.00	-107,971.00	-25.00
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-20,000.00	-30,000.00	-30,000.00	0.00
Total Line 70610	0.00	-2,500.00	2,500.00	-20,000.00	-30,000.00	-30,000.00	0.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-522.95	-6.25	-516.70	-50.00	-2,455.25	-75.00	3,173.67
Total Line 71100	-522.95	-6.25	-516.70	-50.00	-2,455.25	-75.00	3,173.67
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-25,667.11	-26,347.59	680.48	-210,780.72	-241,267.85	-316,171.00	-23.69

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	761.70	1,729.17	-967.47	13,833.36	6,194.13	20,750.00	-70.15
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	761.70	1,729.17	-967.47	13,833.36	6,194.13	20,750.00	-70.15
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	666.64	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	666.64	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,941.79	3,942.00	-0.21	31,536.00	31,302.45	47,304.00	-33.83
Total Line 91300	3,941.79	3,942.00	-0.21	31,536.00	31,302.45	47,304.00	-33.83
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	3,064.00	3,037.50	4,596.00	-33.91
Total Line 91310	382.50	383.00	-0.50	3,064.00	3,037.50	4,596.00	-33.91
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.08	595.83	-283.75	4,766.64	2,557.36	7,150.00	-64.23
Total Line 91500	312.08	595.83	-283.75	4,766.64	2,557.36	7,150.00	-64.23
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	376.64	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	302.90	353.00	-50.10	2,824.00	2,996.74	4,236.00	-29.26
10-1-000-006-4190.100 Postage	4.41	6.25	-1.84	50.00	47.46	75.00	-36.72
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	33.36	58.42	50.00	16.84
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	133.36	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	66.64	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	926.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	833.36	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	1,833.36	1,895.20	2,750.00	-31.08
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	333.36	909.32	500.00	81.86
Total Line 91600	544.21	810.51	-266.30	6,484.08	6,833.36	9,726.00	-29.74
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	73.33	-73.33	586.64	43.23	880.00	-95.09
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	6.25	-6.25	50.00	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	636.64	43.23	955.00	-95.47
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	3.21	4.17	-0.96	33.36	323.68	50.00	547.36
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	510.00	510.00	0.00	4,080.00	2,550.00	6,120.00	-58.33
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	200.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.49	0.00	
10-1-000-006-4190.950 Background Verification	113.64	12.50	101.14	100.00	150.57	150.00	0.38
Total Line 91900	626.85	551.67	75.18	4,413.36	3,079.74	6,620.00	-53.48

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	508.67	1,887.49	-1,378.82	15,099.92	5,521.20	22,650.00	-75.62
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	4,236.04	5,606.17	-1,370.13	44,849.36	30,869.68	67,274.00	-54.11
10-1-000-006-4430.010 Garbage & Trash Cont	298.70	275.00	23.70	2,200.00	2,460.40	3,300.00	-25.44
10-1-000-006-4430.020 Heating & Cooling Cont	90.00	1,250.00	-1,160.00	10,000.00	450.00	15,000.00	-97.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	400.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	3,333.36	150.00	5,000.00	-97.00
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	666.64	2,542.00	1,000.00	154.20
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	104.17	-104.17	833.36	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	5,333.36	810.00	8,000.00	-89.88
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	1,666.64	1,950.00	2,500.00	-22.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	2,082.73	666.67	1,416.06	5,333.36	5,419.27	8,000.00	-32.26
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	2,333.36	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	666.64	1,789.00	1,000.00	78.90
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	6.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	6,707.47	9,702.01	-2,994.54	77,616.08	46,184.63	116,424.00	-60.33
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	8,491.14	12,864.50	-4,373.36	102,916.00	61,905.83	154,374.00	-59.90
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	4,080.00	4,080.00	6,120.00	-33.33
10-1-000-006-4480.100 ADT Contract	88.98	145.83	-56.85	1,166.64	3,469.22	1,750.00	98.24
10-1-000-006-4480.500 Other Security Contract	685.00	541.67	143.33	4,333.36	685.00	6,500.00	-89.46
Total Line 95200	1,283.98	1,197.50	86.48	9,580.00	8,234.22	14,370.00	-42.70
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,283.98	1,197.50	86.48	9,580.00	8,234.22	14,370.00	-42.70
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	10,233.36	10,033.92	15,350.00	-34.63
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	1,016.64	997.44	1,525.00	-34.59
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	233.36	216.72	350.00	-38.08
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	11,483.36	11,248.08	17,225.00	-34.70
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	416.64	406.64	625.00	-34.94
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	66.64	57.12	100.00	-42.88
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	57.97	60.41	-2.44	483.28	463.76	725.00	-36.03
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	11,966.64	11,711.84	17,950.00	-34.75

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,578.39	1,144.42	433.97	9,155.36	10,872.33	13,733.00	-20.83
Total Line 96300	1,578.39	1,144.42	433.97	9,155.36	10,872.33	13,733.00	-20.83
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	144.60	0.00	144.60	0.00	570.06	0.00	
Total Line 96400	144.60	0.00	144.60	0.00	570.06	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,722.99	1,144.42	578.57	9,155.36	11,442.39	13,733.00	-16.68
96900 TOTAL OPERATING EXPENSE	20,398.34	28,829.00	-8,430.66	230,632.00	163,615.76	345,948.00	-52.71
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-5,268.77	2,481.41	-7,750.18	19,851.28	-77,652.09	29,777.00	-360.78
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	4,435.00	8,750.00	-4,315.00	70,000.00	35,480.00	105,000.00	-66.21
Total Line 97400	4,435.00	8,750.00	-4,315.00	70,000.00	35,480.00	105,000.00	-66.21
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	4,435.00	8,750.00	-4,315.00	70,000.00	35,480.00	105,000.00	-66.21

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-833.77	11,231.41	-12,065.18	89,851.28	-42,172.09	134,777.00	-131.29

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	576.00	576.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,955.00	-28,220.00	2,265.00	-225,760.00	-201,805.00	-338,640.00	-40.41
60-1-000-000-5125.000 PHA Rent	-9,732.00	-7,500.00	-2,232.00	-60,000.00	-80,260.00	-90,000.00	-10.82
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	74.00	0.00	74.00	0.00	282.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-35,613.00	-35,720.00	107.00	-285,760.00	-281,783.00	-428,640.00	-34.26
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-1,021.00	-660.00	-361.00	-5,280.00	-5,153.25	-7,920.00	-34.93
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	0.00	
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-15.00	-600.00	585.00	-4,800.00	-4,124.98	-7,200.00	-42.71
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	0.00	-80.00	80.00	-640.00	-440.00	-960.00	-54.17
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-323.36	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,036.00	-1,380.42	344.42	-11,043.36	-9,778.23	-16,565.00	-40.97
70500 TOTAL TENANT REVENUE	-36,649.00	-37,100.42	451.42	-296,803.36	-291,561.23	-445,205.00	-34.51
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-488.30	-120.00	-368.30	-960.00	-1,772.46	-1,440.00	23.09
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.54	0.00	-0.54	0.00	-2.16	0.00	
Total Line 71100	-488.84	-120.00	-368.84	-960.00	-1,774.62	-1,440.00	23.24
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-66.64	-379.44	-100.00	279.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-666.64	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-733.28	-379.44	-1,100.00	-65.51
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-37,137.84	-37,312.08	174.24	-298,496.64	-293,715.29	-447,745.00	-34.40

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	10,766.64	10,995.00	16,150.00	-31.92
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	22,433.36	22,525.05	33,650.00	-33.06
Total Line 91100	3,849.76	4,150.00	-300.24	33,200.00	33,520.05	49,800.00	-32.69
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	800.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	800.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	29,952.00	29,848.00	44,928.00	-33.56
Total Line 91300	3,744.00	3,744.00	0.00	29,952.00	29,848.00	44,928.00	-33.56
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	4,320.00	4,305.00	6,480.00	-33.56
Total Line 91310	540.00	540.00	0.00	4,320.00	4,305.00	6,480.00	-33.56
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	266.64	67.41	400.00	-83.15
Total Line 91400	9.63	33.33	-23.70	266.64	67.41	400.00	-83.15
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	2,666.64	2,717.25	4,000.00	-32.07
60-1-000-000-6330.500 Manager's Benefits	918.13	845.83	72.30	6,766.64	7,731.36	10,150.00	-23.83
Total Line 91500	1,244.26	1,179.16	65.10	9,433.28	10,448.61	14,150.00	-26.16
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	200.00	176.00	24.00	1,408.00	780.47	2,112.00	-63.05
60-1-000-000-6311.000 Office Exp - BW	6.93	165.00	-158.07	1,320.00	559.76	1,980.00	-71.73
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	2,004.00	1,944.00	3,006.00	-35.33
60-1-000-000-6311.100 Phone/Internet Exp	35.98	125.00	-89.02	1,000.00	691.26	1,500.00	-53.92
60-1-000-000-6311.150 IT Support	0.00	136.00	-136.00	1,088.00	2,395.95	1,632.00	46.81
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	133.36	148.77	200.00	-25.62
Total Line 91600	485.91	869.17	-383.26	6,953.36	6,520.21	10,430.00	-37.49
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	100.00	-100.00	800.00	218.22	1,200.00	-81.82
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	102.55	110.00	-7.45	880.00	657.20	1,320.00	-50.21
Total Line 91800	102.55	210.00	-107.45	1,680.00	875.42	2,520.00	-65.26
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	3,600.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.14	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,333.36	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	10,666.64	0.00	16,000.00	-100.00
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	11.77	18.00	-6.23	144.00	200.21	216.00	-7.31
60-1-000-000-6399.000 Other Administrative	0.00	100.00	-100.00	800.00	157.67	1,200.00	-86.86
Total Line 91900	731.77	1,618.00	-886.23	12,944.00	3,963.02	19,416.00	-79.59
91000 TOTAL OPERATING EXPENSE - Admin	10,707.88	12,443.66	-1,735.78	99,549.28	89,547.72	149,324.00	-40.03
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	441.03	425.00	16.03	3,400.00	3,171.04	5,100.00	-37.82
60-1-000-000-6451.000 Utilities - Water	379.01	1,000.00	-620.99	8,000.00	6,414.53	12,000.00	-46.55
60-1-000-000-6452.000 Utilities - Gas	97.48	180.00	-82.52	1,440.00	582.05	2,160.00	-73.05
60-1-000-000-6453.000 Utilities - Sewer	876.12	1,800.00	-923.88	14,400.00	13,880.37	21,600.00	-35.74
Total Line 93100, 93200, 93300, 93600	1,793.64	3,405.00	-1,611.36	27,240.00	24,047.99	40,860.00	-41.15
93000 TOTAL UTILITIES EXPENSES	1,793.64	3,405.00	-1,611.36	27,240.00	24,047.99	40,860.00	-41.15
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	40,566.64	29,813.22	60,850.00	-51.01
60-1-000-000-6510.100 OT Maintenance	283.50	85.00	198.50	680.00	657.87	1,020.00	-35.50
60-1-000-000-6510.200 Maint from Amps	748.00	0.00	748.00	0.00	748.00	0.00	
Total Line 94100	4,808.30	5,155.83	-347.53	41,246.64	31,219.09	61,870.00	-49.54
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	311.39	150.00	161.39	1,200.00	874.61	1,800.00	-51.41
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	466.64	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	43.71	250.00	-206.29	2,000.00	294.49	3,000.00	-90.18
60-1-000-000-6515.070 Electrical Supplies	233.40	135.00	98.40	1,080.00	984.25	1,620.00	-39.24
60-1-000-000-6515.080 Plumbing Supplies	346.18	400.00	-53.82	3,200.00	1,493.36	4,800.00	-68.89
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	56.61	0.00	
60-1-000-000-6515.100 Janitorial Supplies	237.86	175.00	62.86	1,400.00	720.71	2,100.00	-65.68
60-1-000-000-6515.110 Routine Maint. Supplies	204.97	670.00	-465.03	5,360.00	2,176.38	8,040.00	-72.93
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	1,120.00	588.06	1,680.00	-65.00
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	1,466.64	2,120.00	2,200.00	-3.64
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	800.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	500.00	158.27	750.00	-78.90
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,377.51	2,324.16	-946.65	18,593.28	10,196.74	27,890.00	-63.44
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	761.57	1,150.00	-388.43	9,200.00	9,406.10	13,800.00	-31.84
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	2,000.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	1,200.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	250.00	-250.00	2,000.00	0.00	3,000.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	520.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	416.67	-416.67	3,333.36	947.00	5,000.00	-81.06
60-1-000-000-6520.090 Extermination Contract	750.00	383.33	366.67	3,066.64	4,276.00	4,600.00	-7.04
60-1-000-000-6520.100 Janitorial Contract	225.00	93.75	131.25	750.00	675.00	1,125.00	-40.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	216.67	-216.67	1,733.36	4,106.11	2,600.00	57.93
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	7,000.00	4,900.00	10,500.00	-53.33
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	53,733.36	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	1,736.57	10,567.09	-8,830.52	84,536.72	75,874.79	126,805.00	-40.16
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,622.01	1,783.33	-161.32	14,266.64	12,757.08	21,400.00	-40.39
Total Line 94500	1,622.01	1,783.33	-161.32	14,266.64	12,757.08	21,400.00	-40.39
94000 TOTAL MAINTENANCE EXPENSES	9,544.39	19,830.41	-10,286.02	158,643.28	130,047.70	237,965.00	-45.35
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	738.00	720.00	18.00	5,760.00	5,868.00	8,640.00	-32.08
60-1-000-000-6580.100 ADT Contract	26.50	99.00	-72.50	792.00	610.51	1,188.00	-48.61
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	333.36	540.55	500.00	8.11
Total Line 95200	764.50	860.67	-96.17	6,885.36	7,019.06	10,328.00	-32.04
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	764.50	860.67	-96.17	6,885.36	7,019.06	10,328.00	-32.04
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	10,116.00	9,929.68	15,174.00	-34.56
Total Line 96110	1,241.21	1,264.50	-23.29	10,116.00	9,929.68	15,174.00	-34.56
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	1,428.00	1,400.88	2,142.00	-34.60
Total Line 96120	175.11	178.50	-3.39	1,428.00	1,400.88	2,142.00	-34.60
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,326.00	2,282.88	3,489.00	-34.57
Total Line 96130	285.36	290.75	-5.39	2,326.00	2,282.88	3,489.00	-34.57
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	582.00	571.20	873.00	-34.57
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	721.36	708.16	1,082.00	-34.55
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.92	162.92	-3.00	1,303.36	1,279.36	1,955.00	-34.56
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	15,173.36	14,892.80	22,760.00	-34.57
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	333.36	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	333.36	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,690.97	2,036.08	-345.11	16,288.64	12,886.75	24,433.00	-47.26
Total Line 96300	1,690.97	2,036.08	-345.11	16,288.64	12,886.75	24,433.00	-47.26
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-353.99	100.42	-454.41	803.36	1,752.25	1,205.00	45.41
Total Line 96400	-353.99	100.42	-454.41	803.36	1,752.25	1,205.00	45.41
96000 TOTAL OTHER GENERAL EXPENSES	1,336.98	2,178.17	-841.19	17,425.36	14,639.00	26,138.00	-43.99
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,447.11	1,500.00	-52.89	12,000.00	11,811.60	18,000.00	-34.38
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,447.11	1,500.00	-52.89	12,000.00	11,811.60	18,000.00	-34.38
96700 TOTAL INTEREST EXP & AMORT	1,447.11	1,500.00	-52.89	12,000.00	11,811.60	18,000.00	-34.38
96900 TOTAL OPERATING EXPENSE	27,456.10	42,114.58	-14,658.48	336,916.64	292,005.87	505,375.00	-42.22
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-9,681.74	4,802.50	-14,484.24	38,420.00	-1,709.42	57,630.00	-102.97
MISCELLANEOUS EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	576.00	520.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,082.00	-23,635.00	1,553.00	-189,080.00	-171,405.00	-283,620.00	-39.57
60-1-000-001-5125.000 PHA Rent	-3,689.00	-2,500.00	-1,189.00	-20,000.00	-27,681.00	-30,000.00	-7.73
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	330.00	0.00	330.00	0.00	-1,372.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,631.00	-1,083.33	-547.67	-8,666.64	-11,819.00	-13,000.00	-9.08
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-27,072.00	-27,218.33	146.33	-217,746.64	-212,277.00	-326,620.00	-35.01
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	0.00	-583.33	583.33	-4,666.64	-3,776.00	-7,000.00	-46.06
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-56.00	-167.00	111.00	-1,336.00	-593.00	-2,004.00	-70.41
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-323.36	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-56.00	-790.75	734.75	-6,326.00	-4,879.00	-9,489.00	-48.58
70500 TOTAL TENANT REVENUE	-27,128.00	-28,009.08	881.08	-224,072.64	-217,156.00	-336,109.00	-35.39
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,394.00	-4,000.00	-1,394.00	-32,000.00	-37,806.00	-48,000.00	-21.24
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,394.00	-4,000.00	-1,394.00	-32,000.00	-37,806.00	-48,000.00	-21.24
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.44	0.00	-0.44	0.00	-1.77	0.00	
Total Line 71100	-0.44	0.00	-0.44	0.00	-1.77	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-2,012.00	-1,944.00	-3,018.00	-35.59
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-2,012.00	-1,944.00	-3,018.00	-35.59
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-156.64	-512.46	-235.00	118.07
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-36.00	-2.73	-54.00	-94.94
Total Line 72000	0.00	-24.08	24.08	-192.64	-515.19	-289.00	78.27
70000 TOTAL REVENUE	-32,765.44	-32,284.66	-480.78	-258,277.28	-257,422.96	-387,416.00	-33.55

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	10,766.64	10,995.00	16,150.00	-31.92
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	22,433.36	22,524.87	33,650.00	-33.06
Total Line 91100	3,849.74	4,150.00	-300.26	33,200.00	33,519.87	49,800.00	-32.69
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	800.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	800.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,328.00	3,380.00	-52.00	27,040.00	26,676.00	40,560.00	-34.23
Total Line 91300	3,328.00	3,380.00	-52.00	27,040.00	26,676.00	40,560.00	-34.23
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	3,904.00	3,847.50	5,856.00	-34.30
Total Line 91310	480.00	488.00	-8.00	3,904.00	3,847.50	5,856.00	-34.30
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	266.64	67.34	400.00	-83.17
Total Line 91400	9.62	33.33	-23.71	266.64	67.34	400.00	-83.17
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	2,666.64	2,717.39	4,000.00	-32.07
60-1-000-001-6330.500 Manager's Benefits	918.13	845.83	72.30	6,766.64	7,731.35	10,150.00	-23.83
Total Line 91500	1,244.28	1,179.16	65.12	9,433.28	10,448.74	14,150.00	-26.16
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	180.00	100.00	80.00	800.00	853.23	1,200.00	-28.90
60-1-000-001-6311.000 Office Exp - PL	6.93	160.00	-153.07	1,280.00	593.12	1,920.00	-69.11
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	35.97	125.00	-89.03	1,000.00	691.15	1,500.00	-53.92
60-1-000-001-6311.150 IT Support	0.00	136.00	-136.00	1,088.00	2,370.17	1,632.00	45.23
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	222.90	521.00	-298.10	4,168.00	4,656.44	6,252.00	-25.52
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	800.00	218.21	1,200.00	-81.82
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	102.53	110.00	-7.47	880.00	681.07	1,320.00	-48.40
Total Line 91800	102.53	210.00	-107.47	1,680.00	899.28	2,520.00	-64.31
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	3,250.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,333.36	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	100.00	-100.00	800.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	7.49	10.00	-2.51	80.00	144.57	120.00	20.48
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	800.00	309.72	1,200.00	-74.19
Total Line 91900	657.49	376.67	280.82	3,013.36	3,709.42	4,520.00	-17.93
91000 TOTAL OPERATING EXPENSE - Admin	9,894.56	10,438.16	-543.60	83,505.28	83,824.59	125,258.00	-33.08
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	27.35	380.00	-352.65	3,040.00	2,195.32	4,560.00	-51.86
60-1-000-001-6451.000 Utilities Water	1,225.89	900.00	325.89	7,200.00	8,281.07	10,800.00	-23.32
60-1-000-001-6452.000 Utilities Gas	98.63	160.00	-61.37	1,280.00	767.80	1,920.00	-60.01
60-1-000-001-6453.000 Utilities Sewer	2,594.33	1,790.00	804.33	14,320.00	17,657.64	21,480.00	-17.79
Total Line 93100, 93200, 93300, 93600	3,946.20	3,230.00	716.20	25,840.00	28,901.83	38,760.00	-25.43
93000 TOTAL UTILITIES EXPENSES	3,946.20	3,230.00	716.20	25,840.00	28,901.83	38,760.00	-25.43
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	40,566.64	30,821.28	60,850.00	-49.35
60-1-000-001-6510.100 OT Maintenance	283.50	85.00	198.50	680.00	657.88	1,020.00	-35.50
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,060.30	5,155.83	-1,095.53	41,246.64	31,479.16	61,870.00	-49.12
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	-3.45	185.00	-188.45	1,480.00	741.96	2,220.00	-66.58
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	466.64	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	43.71	266.67	-222.96	2,133.36	833.55	3,200.00	-73.95
60-1-000-001-6515.070 Electrical Supplies	71.22	100.00	-28.78	800.00	507.71	1,200.00	-57.69
60-1-000-001-6515.080 Plumbing Supplies	0.00	340.00	-340.00	2,720.00	3,837.02	4,080.00	-5.96
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	200.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	640.00	187.15	960.00	-80.51
60-1-000-001-6515.110 Routine Maint. Supplies	204.06	666.67	-462.61	5,333.36	3,749.29	8,000.00	-53.13
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,480.00	866.25	2,220.00	-60.98
60-1-000-001-6515.115 Refrigerators	558.00	183.33	374.67	1,466.64	1,099.00	2,200.00	-50.05
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	1,066.64	2,239.60	1,600.00	39.98
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	666.64	1,012.19	1,000.00	1.22
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	873.54	2,306.66	-1,433.12	18,453.28	15,037.53	27,680.00	-45.67
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	705.00	710.00	-5.00	5,680.00	5,477.48	8,520.00	-35.71
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	400.00	1,730.44	600.00	188.41
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	1,000.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	1,341.67	-1,341.67	10,733.36	0.00	16,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	133.36	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	4,400.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	2,266.64	1,071.00	3,400.00	-68.50
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	55.00	-55.00	440.00	297.87	660.00	-54.87
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	3,225.00	1,033.33	2,191.67	8,266.64	9,345.00	12,400.00	-24.64
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	10,666.64	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	3,930.00	5,498.33	-1,568.33	43,986.64	18,461.79	65,980.00	-72.02
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,622.04	1,783.33	-161.29	14,266.64	12,757.26	21,400.00	-40.39
Total Line 94500	1,622.04	1,783.33	-161.29	14,266.64	12,757.26	21,400.00	-40.39
94000 TOTAL MAINTENANCE EXPENSES	10,485.88	14,744.15	-4,258.27	117,953.20	77,735.74	176,930.00	-56.06
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	667.99	650.00	17.99	5,200.00	5,307.94	7,800.00	-31.95
60-1-000-001-6580.100 ADT Contract	26.49	99.00	-72.51	792.00	685.28	1,188.00	-42.32
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	80.00	91.60	120.00	-23.67
Total Line 95200	694.48	759.00	-64.52	6,072.00	6,084.82	9,108.00	-33.19
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	694.48	759.00	-64.52	6,072.00	6,084.82	9,108.00	-33.19
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	10,193.36	10,005.44	15,290.00	-34.56
Total LIne 96110	1,250.68	1,274.17	-23.49	10,193.36	10,005.44	15,290.00	-34.56
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	1,290.00	1,266.40	1,935.00	-34.55
Total Line 96120	158.30	161.25	-2.95	1,290.00	1,266.40	1,935.00	-34.55
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,326.00	2,282.88	3,489.00	-34.57
Total Line 96130	285.36	290.75	-5.39	2,326.00	2,282.88	3,489.00	-34.57
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	526.00	516.32	789.00	-34.56
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	721.36	708.16	1,082.00	-34.55
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.06	155.92	-2.86	1,247.36	1,224.48	1,871.00	-34.55
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	15,056.72	14,779.20	22,585.00	-34.56
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,356.59	1,238.92	117.67	9,911.36	10,565.31	14,867.00	-28.93
Total Line 96300	1,356.59	1,238.92	117.67	9,911.36	10,565.31	14,867.00	-28.93
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	17.40	266.67	-249.27	2,133.36	-279.50	3,200.00	-108.73
Total Line 96400	17.40	266.67	-249.27	2,133.36	-279.50	3,200.00	-108.73
96000 TOTAL OTHER GENERAL EXPENSES	1,373.99	1,505.59	-131.60	12,044.72	10,285.81	18,067.00	-43.07
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,447.11	1,500.00	-52.89	12,000.00	11,811.56	18,000.00	-34.38
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,447.11	1,500.00	-52.89	12,000.00	11,811.56	18,000.00	-34.38
96700 TOTAL INTEREST EXP & AMORT	1,447.11	1,500.00	-52.89	12,000.00	11,811.56	18,000.00	-34.38
96900 TOTAL OPERATING EXPENSE	29,689.62	34,058.99	-4,369.37	272,471.92	233,423.55	408,708.00	-42.89
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-3,075.82	1,774.33	-4,850.15	14,194.64	-23,999.41	21,292.00	-212.72
MISCELLANEOUS EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	2,240.00	2,240.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-14,407.00	-12,766.00	-1,641.00	-102,128.00	-124,395.00	-153,192.00	-18.80
Total Admin Fee Subsidy	-14,407.00	-12,766.00	-1,641.00	-102,128.00	-124,395.00	-153,192.00	-18.80
Interest Income							
30-1-000-000-3300.000 Int Reserve	-5.84	-5.25	-0.59	-42.00	-32.41	-63.00	-48.56
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-5.84	-5.25	-0.59	-42.00	-32.41	-63.00	-48.56
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-54.17	54.17	-433.36	-868.00	-650.00	33.54
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-54.17	54.17	-433.36	-868.00	-650.00	33.54
TOTAL ADMIN OPERATING INCOME	-14,412.84	-12,825.42	-1,587.42	-102,603.36	-125,295.41	-153,905.00	-18.59
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,821.31	8,666.67	154.64	69,333.36	65,193.87	104,000.00	-37.31
Total Admin Salaries	8,821.31	8,666.67	154.64	69,333.36	65,193.87	104,000.00	-37.31
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	1,500.00	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	1,500.00	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,484.00	2,460.00	24.00	19,680.00	20,292.00	29,520.00	-31.26
30-1-000-000-4120.300 Bookkeep. Fees	1,552.50	1,538.00	14.50	12,304.00	12,682.50	18,456.00	-31.28
Total Fees Expense	4,036.50	3,998.00	38.50	31,984.00	32,974.50	47,976.00	-31.27
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,960.00	4,183.33	-223.33	33,466.64	30,808.73	50,200.00	-38.63
Total Benefit Contribution Exp	3,960.00	4,183.33	-223.33	33,466.64	30,808.73	50,200.00	-38.63
Office Expense							
30-1-000-000-4180.000 Telephone	0.00	76.67	-76.67	613.36	668.83	920.00	-27.30
30-1-000-000-4190.100 Postage	132.21	154.17	-21.96	1,233.36	1,228.92	1,850.00	-33.57
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing	274.82	22.08	252.74	176.64	274.82	265.00	3.71
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	246.64	180.00	370.00	-51.35
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	200.00	370.50	300.00	23.50
Total Office Expense	407.03	308.75	98.28	2,470.00	2,723.07	3,705.00	-26.50
Legal Expense							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	125.00	-125.00	1,000.00	836.11	1,500.00	-44.26
Total Travel Expense	0.00	125.00	-125.00	1,000.00	836.11	1,500.00	-44.26
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	163.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	2,280.00	1,400.00	3,420.00	-59.06
30-1-000-000-4140.000 Training - Staff	149.00	125.00	24.00	1,000.00	340.00	1,500.00	-77.33
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	275.00	-275.00	2,200.00	0.00	3,300.00	-100.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	16.67	-16.67	133.36	788.91	200.00	294.46
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	2,333.36	0.00	3,500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
30-1-000-000-4190.950 Background Verification	730.72	308.33	422.39	2,466.64	4,898.99	3,700.00	32.41
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	2,584.00	2,240.00	3,876.00	-42.21
30-1-000-000-4480.100 ADT Contract	0.00	0.00	0.00	0.00	251.93	0.00	
Total Other Expense	1,439.72	1,624.67	-184.95	12,997.36	10,458.37	19,496.00	-46.36
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	200.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	100.00	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	300.00	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	18,664.56	19,131.42	-466.86	153,051.36	142,994.65	229,577.00	-37.71
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	433.36	425.28	650.00	-34.57
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	1,592.64	1,562.32	2,389.00	-34.60
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	413.36	400.00	620.00	-35.48
Total Insurance Premium Expenses	298.45	304.92	-6.47	2,439.36	2,387.60	3,659.00	-34.75
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	2,439.36	2,387.60	3,659.00	-34.75
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	0.00	41.67	-41.67	333.36	-2,451.70	500.00	-590.34
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	2,266.64	2,102.78	3,400.00	-38.15
Total General Expense	267.73	325.00	-57.27	2,600.00	-348.92	3,900.00	-108.95
TOTAL GENERAL EXPENSE	267.73	325.00	-57.27	2,600.00	-348.92	3,900.00	-108.95
TOTAL EXPENSES - ADMIN	19,230.74	19,761.34	-530.60	158,090.72	145,033.33	237,136.00	-38.84
ADMIN (Profit)/Loss	4,817.90	6,935.92	-2,118.02	55,487.36	19,737.92	83,231.00	-76.29
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	3,720.00	3,712.00	5,580.00	-33.48
Total Depreciation Expense	464.00	465.00	-1.00	3,720.00	3,712.00	5,580.00	-33.48
TOTAL MISC EXPENSE	464.00	465.00	-1.00	3,720.00	3,712.00	5,580.00	-33.48
TOTAL ADMIN EXPENSES w/ DEPR EXP	19,694.74	20,226.34	-531.60	161,810.72	148,745.33	242,716.00	-38.72
ADMIN (Profit)/Loss w/ Depreciation	5,281.90	7,400.92	-2,119.02	59,207.36	23,449.92	88,811.00	-73.60

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-54.17	54.17	-433.36	-867.00	-650.00	33.38
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-87,515.00	-82,237.50	-5,277.50	-657,900.00	-680,703.00	-986,850.00	-31.02
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-87,515.00	-82,291.67	-5,223.33	-658,333.36	-681,570.00	-987,500.00	-30.98
TOTAL HAP INCOME	-87,515.00	-82,291.67	-5,223.33	-658,333.36	-681,570.00	-987,500.00	-30.98
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	77,552.00	71,916.67	5,635.33	575,333.36	620,285.00	863,000.00	-28.12
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	3,226.00	3,333.33	-107.33	26,666.64	32,082.00	40,000.00	-19.80
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	7,489.00	7,000.00	489.00	56,000.00	51,570.00	84,000.00	-38.61
Total HAP Expenses	88,267.00	82,250.00	6,017.00	658,000.00	703,937.00	987,000.00	-28.68
TOTAL HAP EXPENSE	88,267.00	82,250.00	6,017.00	658,000.00	703,937.00	987,000.00	-28.68
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	41.67	-41.67	333.36	-283.70	500.00	-156.74
Total General HAP Expenses	0.00	41.67	-41.67	333.36	-283.70	500.00	-156.74
TOTAL GENERAL HAP EXPENSES	0.00	41.67	-41.67	333.36	-283.70	500.00	-156.74
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	88,267.00	82,291.67	5,975.33	658,333.36	703,653.30	987,500.00	-28.74
Remaining HAP (to)/from Reserve	752.00	0.00	752.00	0.00	22,083.30	0.00	

Date:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	120.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-1,422.00	-5,395.83	3,973.83	-43,166.64	-44,554.00	-64,750.00	-31.19
Total HAP Income	-1,422.00	-5,395.83	3,973.83	-43,166.64	-44,554.00	-64,750.00	-31.19
TOTAL HAP INCOME	-1,422.00	-5,395.83	3,973.83	-43,166.64	-44,554.00	-64,750.00	-31.19
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	6,792.00	5,320.83	1,471.17	42,566.64	53,175.00	63,850.00	-16.72
30-1-000-001-4715.040 EHV HAP Utility Pmts	661.00	75.00	586.00	600.00	3,937.00	900.00	337.44
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	7,453.00	5,395.83	2,057.17	43,166.64	57,112.00	64,750.00	-11.80
TOTAL HAP EXPENSE	7,453.00	5,395.83	2,057.17	43,166.64	57,112.00	64,750.00	-11.80
EHV HAP (to)/from Reserve	6,031.00	0.00	6,031.00	0.00	12,558.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-475.00	-775.00	300.00	-6,200.00	-6,727.00	-9,300.00	-27.67
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	-1,166.67	1,166.67	-9,333.36	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-333.36	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-333.36	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-475.00	-2,025.01	1,550.01	-16,200.08	-6,727.00	-24,300.00	-72.32
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-475.00	-2,025.01	1,550.01	-16,200.08	-6,727.00	-24,300.00	-72.32

Date:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
November, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	101.44	291.67	-190.23	2,333.36	1,229.96	3,500.00	-64.86
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	1,666.64	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	58.44	261.67	-203.23	2,093.36	708.59	3,140.00	-77.43
30-1-000-001-4120.100 EHV Management Fee	156.00	180.00	-24.00	1,440.00	1,212.00	2,160.00	-43.89
30-1-000-001-4120.300 EHV Bookkeeping Fee	97.50	112.50	-15.00	900.00	757.50	1,350.00	-43.89
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	800.00	600.00	1,200.00	-50.00
Total Ongoing Admin Expenses	473.38	1,154.17	-680.79	9,233.36	4,508.05	13,850.00	-67.45
TOTAL ONGOING ADMIN EXPENSES	473.38	1,154.17	-680.79	9,233.36	4,508.05	13,850.00	-67.45
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	1,666.64	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	1,666.64	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive	0.00	100.00	-100.00	800.00	0.00	1,200.00	-100.00
Exp							
Total Owner Incentive Expenses	0.00	100.00	-100.00	800.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	4,500.00	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	4,500.00	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	6,966.64	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	473.38	2,025.00	-1,551.62	16,200.00	4,508.05	24,300.00	-81.45
EHV ADMINI (Profit)/Loss	-1.62	-0.01	-1.61	-0.08	-2,218.95	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
November 30, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	171,963.93	137,945.91	34,018.02	1,119,793.21	1,655,351.00	-32.35
TOTAL OPERATING INCOME	171,963.93	137,945.91	34,018.02	1,119,793.21	1,655,351.00	-32.35
OPERATING EXPENSE						
Total Administration Expenses	72,711.75	63,700.00	9,011.75	493,213.86	764,400.00	-35.48
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	105.34	615.00	-509.66	2,680.42	7,380.00	-63.68
Total Maintenance Expenses	62,570.75	61,164.16	1,406.59	498,176.70	733,970.00	-32.13
Total Protective Expenses	6,363.41	6,616.67	-253.26	53,392.57	79,400.00	-32.75
General Expenses	3,232.65	3,724.17	-491.52	25,861.20	44,690.00	-42.13
TOTAL ROUTINE OPERATING EXPENSES	144,983.90	135,820.00	9,163.90	1,073,324.75	1,629,840.00	-34.15
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	144,983.90	135,820.00	9,163.90	1,073,324.75	1,629,840.00	-34.15
NET REVENUE/-EXPENSE PROFIT/-LOSS	26,980.03	2,125.91	24,854.12	46,468.46	25,511.00	82.15
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	6,084.00	9,180.00	-33.73
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	26,219.53	1,360.91	24,858.62	40,384.46	16,331.00	147.29

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
November 30, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	91,556.80	92,870.83	-1,314.03	821,404.69	1,114,450.00	-26.30
TOTAL OPERATING INCOME	91,556.80	92,870.83	-1,314.03	821,404.69	1,114,450.00	-26.30
OPERATING EXPENSE						
Total Administration Expenses	29,546.75	29,024.68	522.07	240,792.35	348,296.00	-30.87
Total Tenant Service Expenses	62.10	400.00	-337.90	416.95	4,800.00	-91.31
Total Utility Expenses	7,477.25	11,750.00	-4,272.75	68,290.65	141,000.00	-51.57
Total Maintenance Expenses	38,950.63	35,089.53	3,861.10	246,707.43	421,074.00	-41.41
Total Protective Service Expenses	3,004.10	3,515.84	-511.74	21,837.13	42,190.00	-48.24
General Expenses	7,918.53	8,184.16	-265.63	71,320.82	98,210.00	-27.38
TOTAL ROUTINE OPERATING EXPENSES	86,959.36	87,964.21	-1,004.85	649,365.33	1,055,570.00	-38.48
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	86,959.36	87,964.21	-1,004.85	649,365.33	1,055,570.00	-38.48
NET REVENUE/EXPENSE PROFIT/-LOSS						
	4,597.44	4,906.62	-309.18	172,039.36	58,880.00	192.19
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	86,792.00	165,000.00	-47.40
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-6,251.56	-8,843.38	2,591.82	85,247.36	-106,120.00	-180.33

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
November 30, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	100,068.32	109,193.67	-9,125.35	950,922.96	1,310,324.00	-27.43
TOTAL OPERATING INCOME	100,068.32	109,193.67	-9,125.35	950,922.96	1,310,324.00	-27.43
OPERATING EXPENSE						
Total Administration Expenses	31,295.05	36,060.27	-4,765.22	258,742.38	432,723.00	-40.21
Total Tenant Service Expenses	34.95	91.67	-56.72	816.08	1,100.00	-25.81
Total Utility Expenses	741.71	2,945.82	-2,204.11	15,151.53	35,350.00	-57.14
Total Maintenance Expenses	47,674.88	52,350.91	-4,676.03	549,985.28	628,211.00	-12.45
Total Protective Service Expenses	6,303.15	2,920.83	3,382.32	30,498.72	35,050.00	-12.99
General Expenses	6,248.36	8,379.10	-2,130.74	62,853.90	100,549.00	-37.49
TOTAL ROUTINE OPERATING EXPENSES	92,298.10	102,748.60	-10,450.50	918,047.89	1,232,983.00	-25.54
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	92,298.10	102,748.60	-10,450.50	918,047.89	1,232,983.00	-25.54
NET REVENUE/EXPENSE PROFIT/-LOSS						
	7,770.22	6,445.07	1,325.15	32,875.07	77,341.00	-57.49
Total Depreciation Expense						
	28,510.00	31,000.00	-2,490.00	228,080.00	372,000.00	-38.69
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-20,739.78	-24,554.93	3,815.15	-195,204.93	-294,659.00	-33.75

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
November 30, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	25,667.11	26,347.59	-680.48	241,267.85	316,171.00	-23.69
TOTAL OPERATING INCOME	25,667.11	26,347.59	-680.48	241,267.85	316,171.00	-23.69
OPERATING EXPENSE						
Total Administration Expenses	7,079.13	8,685.09	-1,605.96	57,127.77	104,221.00	-45.19
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	357.12	2,850.00	-2,492.88	13,193.71	34,200.00	-61.42
Total Maintenance Expenses	8,491.14	12,864.50	-4,373.36	61,905.83	154,374.00	-59.90
Total Protective Service Expenses	1,283.98	1,197.50	86.48	8,234.22	14,370.00	-42.70
General Expenses	3,186.97	2,640.25	546.72	23,154.23	31,683.00	-26.92
TOTAL ROUTINE OPERATING EXPENSES	20,398.34	28,829.00	-8,430.66	163,615.76	345,948.00	-52.71
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	20,398.34	28,829.00	-8,430.66	163,615.76	345,948.00	-52.71
NET REVENUE/EXPENSE PROFIT/-LOSS						
	5,268.77	-2,481.41	7,750.18	77,652.09	-29,777.00	-360.78
Total Depreciation Expense						
	4,435.00	8,750.00	-4,315.00	35,480.00	105,000.00	-66.21
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	833.77	-11,231.41	12,065.18	42,172.09	-134,777.00	-131.29

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
November 30, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	14,412.84	12,825.42	1,587.42	125,295.41	153,905.00	-18.59
TOTAL ADMIN OPERATING INCOME	14,412.84	12,825.42	1,587.42	125,295.41	153,905.00	-18.59
OPERATING EXPENSES						
Total Admin Expenses	14,068.06	14,300.42	-232.36	105,964.68	171,605.00	-38.25
Total Fees Expenses	4,316.50	4,470.50	-154.00	34,538.04	53,646.00	-35.62
Total General Expenses	846.18	990.42	-144.24	4,530.61	11,885.00	-61.88
TOTAL OPERATING EXPENSES	19,230.74	19,761.34	-530.60	145,033.33	237,136.00	-38.84
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	19,230.74	19,761.34	-530.60	145,033.33	237,136.00	-38.84
NET REVENUE PROFIT/-LOSS	-4,817.90	-6,935.92	2,118.02	-19,737.92	-83,231.00	-76.29
Total Depreciation Expense	464.00	465.00	-1.00	3,712.00	5,580.00	-33.48
NET REVENUE w/Deprecitation PROFIT/-LOSS	-5,281.90	-7,400.92	2,119.02	-23,449.92	-88,811.00	-73.60

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	87,515.00	82,291.67	5,223.33	681,570.00	987,500.00	-30.98
TOTAL HAP INCOME	87,515.00	82,291.67	5,223.33	681,570.00	987,500.00	-30.98
HAP EXPENSES						
Total HAP Expenses	88,267.00	82,250.00	6,017.00	703,937.00	987,000.00	-28.68
Total General HAP Expenses	0.00	41.67	-41.67	-283.70	500.00	-156.74
TOTAL HAP EXPENSES	88,267.00	82,291.67	5,975.33	703,653.30	987,500.00	-28.74
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-752.00	0.00	-752.00	-22,083.30	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
November 30, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	37,137.84	37,317.08	-179.24	293,715.29	447,805.00	-34.41
TOTAL OPERATING INCOME	37,137.84	37,317.08	-179.24	293,715.29	447,805.00	-34.41
OPERATING EXPENSE						
Total Administration Expenses	6,069.89	8,260.08	-2,190.19	57,141.83	99,121.00	-42.35
Total Fee Expenses	4,284.00	4,284.00	0.00	34,158.14	51,408.00	-33.55
Total Utilities Expenses	1,793.64	3,405.00	-1,611.36	24,047.99	40,860.00	-41.15
Total Maintenance Expenses	10,308.89	20,691.08	-10,382.19	137,066.76	248,293.00	-44.80
Total Taxes & Insurance Expense	3,552.57	3,974.42	-421.85	27,779.55	47,693.00	-41.75
Total Financial Expenses	1,447.11	1,500.00	-52.89	11,811.60	18,000.00	-34.38
TOTAL ROUTINE OPERATING EXPENSE	27,456.10	42,114.58	-14,658.48	292,005.87	505,375.00	-42.22
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	27,456.10	42,114.58	-14,658.48	292,005.87	505,375.00	-42.22
NET REVENUE PROFIT/-LOSS						
	9,681.74	-4,797.50	14,479.24	1,709.42	-57,570.00	-102.97
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	66,448.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	1,375.74	-4,797.50	6,173.24	-64,738.58	-57,570.00	12.45

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
November 30, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	32,765.44	32,287.41	478.03	257,422.96	387,449.00	-33.56
TOTAL OPERATING INCOME	32,765.44	32,287.41	478.03	257,422.96	387,449.00	-33.56
OPERATING EXPENSE						
Total Administration Expenses	6,103.96	6,836.83	-732.87	53,016.46	82,042.00	-35.38
Total Fee Expenses	3,808.00	3,868.00	-60.00	30,528.63	46,416.00	-34.23
Total Utilities Expenses	3,946.20	3,230.00	716.20	28,901.83	38,760.00	-25.43
Total Maintenance Expenses	11,180.36	15,503.15	-4,322.79	83,820.56	186,038.00	-54.94
Total Taxes & Insurance Expense	3,203.99	3,121.01	82.98	25,344.51	37,452.00	-32.33
Total Financial Expenses	1,447.11	1,500.00	-52.89	11,811.56	18,000.00	-34.38
TOTAL ROUTINE OPERATING EXPENSE	29,689.62	34,058.99	-4,369.37	233,423.55	408,708.00	-42.89
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	29,689.62	34,058.99	-4,369.37	233,423.55	408,708.00	-42.89
NET REVENUE PROFIT/-LOSS						
	3,075.82	-1,771.58	4,847.40	23,999.41	-21,259.00	-212.89
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	57,684.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,134.68	-1,771.58	-2,363.10	-33,684.59	-21,259.00	58.45

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
November 30, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	339,256.16	366,358.00	-27,101.84	3,055,246.75	4,396,296.00	-30.50
TOTAL OPERATING INCOME	339,256.16	366,358.00	-27,101.84	3,055,246.75	4,396,296.00	-30.50
OPERATING EXPENSE						
Total Administration Expenses	129,005.13	133,053.37	-4,048.24	1,020,329.39	1,596,640.00	-36.10
Total Tenant Service Expenses	97.05	1,083.33	-986.28	1,233.03	13,000.00	-90.52
Total Utility Expenses	8,681.42	18,160.82	-9,479.40	99,316.31	217,930.00	-54.43
Total Maintenance Expenses	157,687.40	161,469.10	-3,781.70	1,356,775.24	1,937,629.00	-29.98
Total Protective Service Expenses	16,954.64	14,250.84	2,703.80	113,962.64	171,010.00	-33.36
General Expenses	20,586.51	22,927.68	-2,341.17	183,190.15	275,132.00	-33.42
TOTAL ROUTINE OPERATING EXPENSES	333,012.15	350,945.14	-17,932.99	2,774,806.76	4,211,341.00	-34.11
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	333,012.15	350,945.14	-17,932.99	2,774,806.76	4,211,341.00	-34.11
NET REVENUE/EXPENSE PROFIT/-LOSS	6,244.01	15,412.86	-9,168.85	280,439.99	184,955.00	51.63
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	356,436.00	651,180.00	-45.26
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-38,310.49	-38,852.14	541.65	-75,996.01	-466,225.00	-83.70

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
November 30, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,903.28	69,604.49	298.79	551,138.25	835,254.00	-34.02
TOTAL OPERATING INCOME	69,903.28	69,604.49	298.79	551,138.25	835,254.00	-34.02
OPERATING EXPENSE						
Total Administration Expenses	12,173.85	15,096.91	-2,923.06	110,158.29	181,163.00	-39.19
Total Fee Expenses	8,092.00	8,152.00	-60.00	64,686.77	97,824.00	-33.87
Total Utilities Expenses	5,739.84	6,635.00	-895.16	52,949.82	79,620.00	-33.50
Total Maintenance Expenses	21,489.25	36,194.23	-14,704.98	220,887.32	434,331.00	-49.14
Total Taxes & Insurance Expense	6,756.56	7,095.43	-338.87	53,124.06	85,145.00	-37.61
Total Financial Expenses	2,894.22	3,000.00	-105.78	23,623.16	36,000.00	-34.38
TOTAL ROUTINE OPERATING EXPENSE	57,145.72	76,173.57	-19,027.85	525,429.42	914,083.00	-42.52
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	57,145.72	76,173.57	-19,027.85	525,429.42	914,083.00	-42.52
NET REVENUE PROFIT/-LOSS						
	12,757.56	-6,569.08	19,326.64	25,708.83	-78,829.00	-132.61
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	124,132.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-2,758.94	-6,569.08	3,810.14	-98,423.17	-78,829.00	24.86

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
November, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.70	9,867.86	-204.16	78,761.84
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,131.37	16,208.67	1,922.70	141,935.57
Administrative Expenses	1,751.68	777.20	974.48	20,094.94
Tenant Services	62.10	67.96	-5.86	416.95
Utilities	7,477.25	4,570.37	2,906.88	68,290.65
Maint/Protective Serv - Supplies/Conts	41,954.73	23,706.87	18,247.86	268,544.56
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	7,918.53	12,061.28	-4,142.75	71,320.82
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	86,959.36	67,260.21	19,699.15	649,365.33
AMP002 - FAMILY				
Salaries	9,244.08	8,464.95	779.13	75,182.23
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,207.17	17,404.18	2,802.99	154,215.79
Administrative Expenses	1,843.80	1,703.94	139.86	29,344.36
Tenant Services	34.95	3.96	30.99	816.08
Utilities	741.71	109.28	632.43	15,151.53
Maint/Protective Serv - Supplies/Conts	53,978.03	61,528.23	-7,550.20	579,220.15
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	6,248.36	11,255.79	-5,007.43	62,853.90
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	92,298.10	100,470.33	-8,172.23	916,832.26
AMP003 - BLUEBELL				
Salaries	1,073.78	0.00	1,073.78	8,751.49
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,347.50	4,683.64	663.86	41,293.63
Administrative Expenses	657.85	974.18	-316.33	7,082.65
Tenant Services	0.00	3.96	-3.96	0.00
Utilities	357.12	0.00	357.12	13,193.71
Maint/Protective Serv - Supplies/Conts	9,775.12	5,790.14	3,984.98	69,901.96
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,186.97	2,767.14	419.83	23,154.23
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	20,398.34	14,219.06	6,179.28	163,377.67
COCC				
Salaries	117,459.79	103,639.37	13,820.42	893,688.21
Employee W/H Payments	465.20	8,602.12	-8,136.92	-191.70
Fee Expenses	892.66	268.98	623.68	3,170.57
Administrative Expenses	16,930.05	5,118.66	11,811.39	90,459.09
Tenant Services	0.00	0.00	0.00	0.00
Utilities	105.34	23.97	81.37	2,680.42
Maint/Protective Serv - Supplies/Conts	132.97	186.95	-53.98	5,236.10
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	25,861.20
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	139,218.66	121,071.31	18,147.35	1,020,903.89
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	137,441.35	121,972.18	15,469.17	1,056,383.77
Employee W/H Payments	465.20	8,602.12	-8,136.92	-191.70
Fee Expenses	44,578.70	38,565.47	6,013.23	340,557.53
Administrative Expenses	65,762.08	47,139.45	18,622.63	487,596.60
Tenant Services	97.05	75.88	21.17	1,233.03
Utilities	8,681.42	4,703.62	3,977.80	99,316.31
Maint/Protective Serv - Supplies/Conts	105,840.85	91,212.19	14,628.66	922,902.77
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	20,586.51	29,315.47	-8,728.96	183,190.15
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	383,453.16	341,586.38	41,866.78	3,091,036.68

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
November, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,524.33	12,023.95	-499.62
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,046.00	238.00
Administrative Expenses	255.87	984.93	-729.06
Utilities	1,793.64	3,383.00	-1,589.36
Maintenance Supplies/Contracts	3,114.08	22,226.82	-19,112.74
Security, Tax, & Insurance Expenses	4,317.07	3,130.41	1,186.66
Finacial Expenses	1,447.11	1,607.09	-159.98
TOTAL BRENTWOOD CLAIMS	26,736.10	47,402.20	-20,666.10
PRAIRIELAND			
Salaries	10,776.36	12,024.01	-1,247.65
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,808.00	3,867.50	-59.50
Administrative Expenses	359.94	2,826.62	-2,466.68
Utilities	3,946.20	3,051.53	894.67
Maintenance Supplies/Contracts	4,803.54	807.27	3,996.27
Security, Taxes, & Insurance Expenses	3,898.47	2,973.74	924.73
Financial Expenses	1,447.11	1,607.08	-159.97
TOTAL PRAIRIELAND CLAIMS	29,039.62	27,157.75	1,881.87
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,300.69	24,047.96	-1,747.27
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	7,913.50	178.50
Administrative Expenses	615.81	3,811.55	-3,195.74
Utilities	5,739.84	6,434.53	-694.69
Maintenance Supplies	7,917.62	23,034.09	-15,116.47
Security, Tax, & Insurance Expenses	8,215.54	6,104.15	2,111.39
Financial Expenses	2,894.22	3,214.17	-319.95
TOTAL AHP CLAIMS	55,775.72	74,559.95	-18,784.23
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,781.31	7,654.82	5,126.49
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,596.50	3,900.00	696.50
Administrative Expenses	1,286.75	580.00	706.75
General Expense-Admin	566.18	536.21	29.97
Total HCV Expenses	19,230.74	12,671.03	6,559.71
HAP Expenses	88,267.00	79,654.00	8,613.00
General Expenses	0.00	-4.50	4.50
Total HAP Expenses	88,267.00	79,649.50	8,617.50
TOTAL HCV CLAIMS	107,497.74	92,320.53	15,177.21

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
November, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	350,000.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	350,000.00	350,000.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	28,583.00	0.00	177,454.75	205,842.75
TOTAL CFG 2022 CLAIMS	28,583.00	0.00	177,454.75	505,842.75
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	469,415.25	0.00	759,615.82	759,615.82
TOTAL CFG 2021 CLAIMS	469,415.25	0.00	759,615.82	1,059,615.82
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	31,490.50	50,162.30	360,949.18	740,212.65
TOTAL CFG 2020 CLAIMS	31,490.50	50,162.30	360,949.18	1,040,212.65
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	529,488.75	50,162.30	1,648,019.75	4,039,545.22

Knox County Housing Authority
CLAIMS REPORT TOTALS
November, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	86,959.36	67,260.21	19,699.15	649,365.33
AMP002 - FAMILY	92,298.10	100,470.33	-8,172.23	918,047.89
AMP003 - BLUEBELL	20,398.34	14,219.06	6,179.28	163,615.76
COCC	145,449.10	121,071.32	24,377.78	1,073,133.05
TOTAL LOW RENT	345,104.90	303,020.92	42,083.98	2,804,162.03
<u>A.H.P.</u>				
BRENTWOOD	27,456.10	49,402.20	-21,946.10	292,005.87
PRAIRIELAND	29,689.62	27,157.75	2,531.87	233,423.55
TOTAL A.H.P.	57,145.72	76,559.95	-19,414.23	525,429.42
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,230.74	12,671.03	6,559.71	144,781.40
TOTAL HCV	19,230.74	12,671.03	6,559.71	144,781.40
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	350,000.00
CAPITAL FUND GRANT 2022	28,583.00	0.00	28,583.00	177,454.75
CAPITAL FUND GRANT 2021	469,415.25	0.00	469,415.25	759,615.82
CAPITAL FUND GRANT 2020	31,490.50	50,162.30	-18,671.80	360,949.18
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	529,488.75	50,162.30	479,326.45	1,648,019.75
<hr/>				
TOTAL CLAIMS FOR MONTH	950,970.11	442,414.20	508,555.91	5,122,392.60

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129
F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 10/26/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/31/2023

SUBJECT: Application for Payment #20 – Hein Construction

Executive Summary

At the 02/23/2021 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Modifications throughout the agency common areas;
- Elevator modernization at Bluebell Tower; and
- Interior and site modifications to 10 two-bedroom units at the Family Sites

The following units are completed:

- 1561 and 1563 McKnight Street
- 2077 and 2083 E. Knox Street
- 527 Iowa Avenue
- 954 W. South Street
- 1578 McKnight Street
- 523 Iowa Avenue
- 1580 McKnight Street and
- 1055 W. Berrien Street
-

Work is also complete at the three Family Sites community center buildings.

Fire/smoke alarms have been installed in the two restrooms at Moon Towers and at the Central Office Cost Center.

The elevator work is Blue Bell Tower has also been completed. There have been several power outages resulting in elevator stoppages. This will be continued to be monitored—this may result in additional work outside of the scope of the contract to address potential electrical needs in the building.

The date of substantial completion of the project has been established as 08/11/2023, which is also the date of commencement of applicable warranties required by the contract documents.

Alliance Architecture was on site for a visit on 10/12/2023. Alliance Architecture has reviewed and signed approval for Pay Request #20.

Fiscal Impact

This application for payment will be paid from 2019 and 2020 Capital Fund grants as approved at the 02/23/2021 Regular Meeting of the Board.

Recommendation

The pending recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #20 from Hein Construction in the amount of \$31,490.50 for the period to 09/30/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401	PROJECT:	KCHA-504 Modifications-PH 3 Various Sites Galesburg, IL 61401	APPLICATION NO: 20	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 9/30/2023	
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401			CONTRACT DATE:	
CONTRACT FOR:	General Contractor	VIA ARCHITECT:	Alliance Architects	PROJECT NO: 21-2144	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,262,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,262,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,193,627.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	59,681.35
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	59,681.35
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	1,133,945.65
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,102,455.15
8. CURRENT PAYMENT DUE	\$	31,490.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	128,054.35

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**

By:  Date: **9/30/23**

State of: Illinois County of: **Peoria**
 Subscribed and sworn to before me this **30th** day of **Sept 2023**
 Notary Public: 
 My Commission expires: **02/23/2024**
Official Seal
Christy McQueary
 Notary Public State of Illinois

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **31,490.50**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By:  **Alliance Architects** Date: **10-26-2023**

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, South Bend, Indiana 46601. Payment are without prejudice to any rights of the Owner or Contractor under this Contract.

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129
F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 10/26/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/31/2023

SUBJECT: Application for Payment #3 – Hein Construction

Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work in Phase 4 will include the following:

- Installation of three playgrounds at the Family Sites;
- Installation of new roofs at Moon Towers and the Central Office Cost Center;
- Site work to address drainage issues; and
- Construction of a new pavilion at Blue Bell Tower.

Playground and site excavation work started in mid-July with playground equipment installed in August and September. To date, all three site playgrounds have equipment installed. The playground surface at Whispering Hollow has been installed and thereby is essentially completed (benches will be installed). However, there are issues at the other two sites regarding the elevations for the equipment. The architects will provide a course of action to address this.

Additionally, the Bluebell Pavilion roof has been completed; trim remains to be installed and electrical work still needs to be done.

Also, roof replacement work at Moon Towers B building has been completed and the A building roof is in process.

Alliance Architecture was on site for a visit on 10/12/2023. Alliance Architecture has reviewed and signed approval for Pay Request #3.

Fiscal Impact

This application for payment will be paid from 2020, 2021 and 2022 Capital Fund grants as approved at the 01/31/2023 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #3 from Hein Construction in the amount of \$465,222.25 for the period to 09/30/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER: **Knox Co. Housing Authority** PROJECT: **KCHA-504 Modifications-PH 4** APPLICATION **3** Distribution to:
 255 W Tompkins St Various Sites APPLICATION **45163** OWNER
 Galesburg, IL 61401 Galesburg, IL 61401 PERIOD TO: **9/30/2023** CONSTRUCTION
 FROM **VIA CONTRACTOR:** Hein Construction Co., Inc. MANAGER ARCHITECT
 Sub-Contractor **Hein Construction Co., Inc.** **56 N. Cedar St.** CONTRACTOR
 56 N. Cedar St. Galesburg, IL 61401 CONTRACT DATE: **02/15/23** FIELD
 Galesburg, IL 61401 OTHER
 CONTRACT FOR: **General Contractor** VIA ARCHITECT: Alliance Architects PROJECT NO: 23-2314


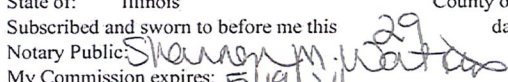
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,735,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,735,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,138,814.70 1,104,948.98
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	113,881.47 110,494.90
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	113,881.47 110,494.90
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	1,024,933.23 994,454.08
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	529,231.83
8. CURRENT PAYMENT DUE	\$	495,701.40 445,222.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	710,066.77 740,545.92

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**
 By:  Date: **9/29/23**
 State of: Illinois County of: Knox
 Subscribed and sworn to before me this **29** day of **September, 2023**
 Notary Public: 
 My Commission expires: **5/19/24**

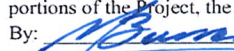
OFFICIAL SEAL
 SHANNON M. WATKINS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 05/19/24

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **465,222.25**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:
 By: _____ Date: _____
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
 By:  Date: **10-26-2023**

This Certificate is not negotiable. Payment is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Contractor under this Contract.

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129
F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 11/21/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 11/28/2023

SUBJECT: Application for Payment #4 – Hein Construction

Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work in Phase 4 will include the following:

- Installation of three playgrounds at the Family Sites;
- Installation of new roofs at Moon Towers and the Central Office Cost Center (COCC);
- Site work to address drainage issues; and
- Construction of a new pavilion at Blue Bell Tower.

Playground work is at a standstill as there are issues at Woodland Bend and Cedar Creek Place regarding the elevations for the equipment and drainage of the playgrounds. Alliance Architects and Hein Construction are working on a solution, however, the cold weather will most likely prohibit the installation of the playground surfacing until next spring.

Additionally, the Bluebell Pavilion roof has been completed. Installation of railings is in process. Electrical work still needs to be done.

Also, roof replacement work at Moon Towers has been completed. Metal trim work will be finished at COCC on 11/22/2023; then, the entire roof replacement project will be completed.

Alliance Architecture was on site for a visit on 11/16/2023. Alliance Architecture has reviewed and signed approval for Pay Request #4.

Fiscal Impact

This application for payment will be paid from 2020, 2021 and 2022 Capital Fund grants as approved at the 01/31/2023 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #4 from Hein Construction in the amount of \$146,610.52 for the period to 10/31/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

ALA® DOCUMENT G732™ - 2009

TO OWNER: Knox Co. Housing Authority 255 W Tompkins St Galesburg, Il 61401	PROJECT: KCHA-504 Modifications-PH 4 Various Sites Galesburg, Il 61401	APPLICATION NO: 4 APPLICATION I: 45163 PERIOD TO: 10/31/2023	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM Sub-Contractor Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, Il 61401	VIA CONTRACTOR: Hein Construction Co., Inc 56 N. Cedar St. Galesburg, Il 61401	CONTRACT DATE: 02/15/23	
CONTRACT FOR: General Contractor	VIA ARCHITECT: Alliance Architects	PROJECT NO: 23-2314	

CONTRACTOR'S APPLICATION FOR PAYMENT

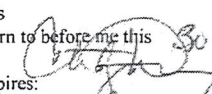
Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

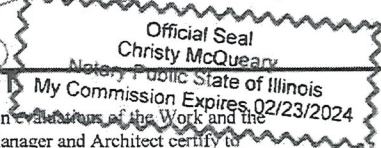
1. ORIGINAL CONTRACT SUM	\$	1,735,000.00 ✓
2. NET CHANGES IN THE WORK	\$	<u>0.00</u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,735,000.00 ✓
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>1,266,738.45</u> ✓
5. RETAINAGE:		
a. <u>10</u> % of Completed Work	\$	126,873.84 126,673.85
(Column D + E on G703)		
b. <u>10</u> % of Stored Material	\$	
(Column F on G703)		
Total Retainage (Lines 5a + 5b or		
Total in Column I of G703)	\$	126,673.85
6. TOTAL EARNED LESS RETAINAGE	\$	<u>1,139,864.61</u>
(Line 4 minus Line 5 Total)	\$	1,140,064.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	994,454.08 ✓
8. CURRENT PAYMENT DUE	\$	145,410.53 145,610.52
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	595,135.39 594,935.40

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**

By:  Date: **10-30-23**

State of: Illinois County of: Knox
Subscribed and sworn to before me this 30 day of Oct. 2023
Notary Public: 
My Commission expires: _____



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **146,610.52**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By:  Date: **11.21.2023**

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00 ✓
NET CHANGES IN THE WORK		

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129
F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 12/20/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 12/26/2023

SUBJECT: Application for Payment #5 – Hein Construction

Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work in Phase 4 will include the following:

- Installation of three playgrounds at the Family Sites;
- Installation of new roofs at Moon Towers and the Central Office Cost Center (COCC);
- Site work to address drainage issues; and
- Construction of a new pavilion at Blue Bell Tower.

Playground work is at a standstill as there are issues at Woodland Bend and Cedar Creek Place regarding the elevations for the equipment and drainage of the playgrounds. Alliance Architects and Hein Construction are working on a solution; however, the freezing weather will prohibit the installation of the playground surfacing until next spring.

Additionally, the Blue Bell pavilion has been completed. Lighting remains to be installed.

Also, roof replacement work at Moon Towers has been completed.

Alliance Architecture was on site for a visit on 11/16/2023 and on 12/18/2023. Alliance Architecture has reviewed and signed approval for Pay Request #5.

Fiscal Impact

This application for payment will be paid from 2020, 2021 and 2022 Capital Fund grants as approved at the 01/31/2023 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #5 from Hein Construction in the amount of \$326,035.40 for the period to 11/30/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER: Knox Co. Housing Authority
255 W Tompkins St
Galesburg, IL 61401

PROJECT: KCHA-504 Modifications-PH 4
APPLICATION NO: 5
APPLICATION | 45163
PERIOD TO: 11/30/2023

Distribution to:
 OWNER
 CONSTRUCTION MANAGER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

FROM
Sub-Contractor Hein Construction Co., Inc.
56 N. Cedar St.
Galesburg, IL 61401
General Contractor

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

VIA ARCHITECT: Alliance Architects
 VIA CONTRACTOR: Hein Construction Co., Inc
56 N. Cedar St.
Galesburg, IL 61401

CONTRACT DATE: 02/15/23
CONTRACTOR DATE: 11-29-2023
PROJECT NO: 23-2314

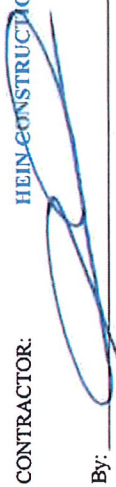
CONTRACTOR'S APPLICATION FOR PAYMENT


Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM \$ 1,735,000.00
2. NET CHANGES IN THE WORK \$ 1,735,000.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,629,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)
5. RETAINAGE:
 - a. 10 % of Completed Work (Column D + E on G703) \$ 162,900.00
 - b. 10 % of Stored Material (Column F on G703) \$
 - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 162,900.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total) \$ 1,466,100.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,140,064.60
8. CURRENT PAYMENT DUE (Line 6 minus Line 7) \$ 326,035.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6) \$ 268,900.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: HEIN CONSTRUCTION CO., INC.
 By:  Date: 11-29-2023

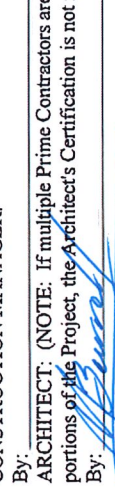
State of: Illinois County of: Monroe
 Subscribed and sworn to before me this 29th day of November 2023
 Notary Public: 
 My Commission expires: 02/23/2024
 Christy McQueary
 Notary Public State of Illinois
 My Commission Expires 02/23/2024

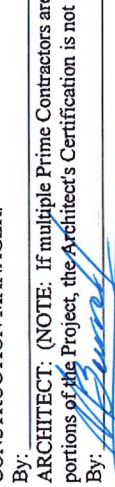
CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 326,035.40

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:
 By:  Date: 11-29-2023

ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
 By:  Date: 11-29-2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129
F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 10/26/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/31/2023

SUBJECT: Cedar Creek Place Drainage and Unit Renovation Project – Hein
Construction Pay Request #2

Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction for Cedar Creek Drainage and Unit Renovation. This project is being done to remedy a drainage issue near 1554 McKnight Street as well as to complete interior repairs to the unit that resulted from water infiltrating the unit. The total price for this contract is \$72,600.00.

Site work began mid-July including excavation and concrete work. A new drainage swale and retaining wall have been completed. The site work including back filling and lawn work has also been completed during the last month.

Alliance Architecture was on site for a visit on 10/12/2023.

Alliance Architecture has reviewed and approved Invoice 23-2314-CCD-02.

Fiscal Impact

This project will be funded through Capital Fund 2022. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #2 from Hein Construction in the amount of \$25,600.00 for the period to 09/30/2023.

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

56 N CEDAR STREET, GALESBURG, ILLINOIS 61401

OFFICE PHONE (309) 691-4774

FAX (309) 691-4673

INVOICE 23-2314-CCD-02

TO: Knox County Housing Authority
216 W. Simmons St.
Galesburg, IL 61401

Dated: 09-23-2023

Attn: Cheryl Lefler

PROJECT: Cedar Creek Drainage & Unit Renovation

SCOPE OF WORK - See Attached Signed Acceptance Sheet

ORIGINAL CONTRACT AMOUNT	\$72,600.00
CHANGES TO THE CONTRACT	\$0
CONTRACT INCLUDING CHANGES	\$72,600.00
PREVIOUSLY INVOICED	\$47,000.00
AMOUNT DUE THIS INVOICE	\$25,600.00
BALANCE TO FINISH	\$ 0

Dave Marshall

Vice President

HEIN CONSTRUCTION CO., INC.

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

56 N. CEDAR ST. • GALESBURG, IL 61401 • OFFICE PHONE (309) 343-5124 • FAX (309) 343-3690

PROPOSAL FOR CONSTRUCTION

CEDAR CREEK
DRAINAGE & UNIT RENOVATION
Knox County Housing Authority
Galesburg, Illinois

The Contractor is requested to submit a proposal for drainage modification and Apartment 1554 McKnight renovation, providing all labor, tools, equipment and material for a complete job.

Base Bid..... \$ 72,600.⁰⁰

Project will be completed within 180 Days from
Acceptance of Proposal

Propose wage rates for unlisted classifications:

	<u>Wage</u>	<u>Fringe</u>
Painter	\$ <u>30.⁰⁰</u>	\$ <u>17.⁵²</u>
<u>Operator</u>	\$ <u>43.⁹⁶</u>	\$ <u>38.³⁵</u>
.....	\$ _____	\$ _____

Acknowledge receipt of Addendum (Addenda) and Clarification(s).

The following addenda have been received and are hereby acknowledged, and their execution is included in the above proposal amount:

Addendum No. 1, Dated 12/21/22 Addendum No. _____, Dated _____

Clarification No. _____, Dated _____ Clarification No. _____, Dated _____

Company Name & Address:

Hein Construction, Inc

56 N Cedar St

Galesburg, IL 61401

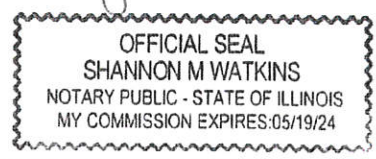
Signature of:

Bidder, if the bidder is an individual;
Partner, if the bidder is a partnership;
Officer, if the bidder is a corporation

Subscribed and sworn to before me this 4 day of January, 2023

Shannon M. Watkins
Notary

My Commission Expires: May 19, 2024.



Accepted by:

Derek Antoine, Executive Director
Knox County Housing Authority

5/23/2023
Date

RESOLUTION 2023-11

11/28/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2023

Article I. Background

It is the policy of the Knox County Housing Authority to write-off all uncollectable debt owed from previous program participants. An effective asset management program includes activities that enable the Knox County Housing Authority to accurately reflect the value of its receivables and other assets and ensure that resources are not devoted to the recovery of uncollectible receivables. The timely identification of probable and estimable losses is an essential element in appropriately measuring the value of KCHA's assets. Therefore, the write-off process is a critical component of the financial management activities.

Write-off recommendations are done by each program manager upon the determination that the program area or accounting operation, despite its best recovery efforts, cannot recover the asset. Write-offs may also be appropriate when the general ledger account balances are insupportable, or other auditors have identified the need to adjust the records and management has agreed with the auditors.

Write-offs occur when the KCHA removes the corresponding amount of an uncollectible, un-reconciled, or unsubstantiated asset from the general ledger. On a quarterly basis, each program should evaluate the recoverability of its assets to quantify and recognize amounts to be written off. Each quarter the program managers will report to the finance coordinator the level of actual write-offs vs. its original estimated write-offs.

Once approved by the Board of Commissioners, uncollectable receivables will be turned over to the Illinois Debt Recovery Offset Portal (IDROP) for collection attempt. Additionally, at this point, the uncollectible receivables will be written off in KCHA accounting software and adjustment entries will be made to the general ledger.

Article II. Recommendation

It is the recommendation of the Executive Director, the Board resolve the presented debts in the amount of \$10,459.81 effective for the period ending September 30, 2023.

RESOLUTION 2023-11

11/28/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending September 30, 2023

4th Quarter Charge-offs – FYE 2023

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 003-9		\$658.00
MT 019-9		\$889.00
MT 037-6		\$1,246.69
MT 148-16		\$256.00
MT 151-13		\$5.00
MT 167-8		\$19.50
MT 184-6		\$250.50
MT 185-12		\$197.75
		\$3,522.44
Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 311-21		\$2,440.73
FAM 284-21		\$2,279.89
FAM 208-23		\$478.75
FAM 343-32		\$226.00
		\$5,425.37
Bluebell		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BB		
		\$0.00
Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW A8-8		\$370.00
PL 43-6		\$920.00
PL 51-4	Balance Split	\$111.00
PL 51-4	Balance Split	\$111.00
		\$1,512.00
		\$10,459.81

RESOLUTION 2023-11

11/28/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending September 30, 2023

NOW, THEREFORE, BE IT RESOLVED BY THE KNOX COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS (BOARD) THAT:

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$10,459.81 for the period ending September 30, 2023.
3. The Executive Director or designate is hereby authorized to charge off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 31, 2023.

RESOLVED: November 28, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2023-12

December 26, 2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Revision to the PHA Plan Submission 01/16/2023

Article I. Background

The Public Housing Agency Plan is a plan that informs HUD, residents, and the public of the Public Housing Agencies (PHAs) mission for serving the needs of low-income and very low-income families and the PHA's strategy for addressing those needs. The Annual Plan provides details about the PHA's current operations, program participants, programs and services, and strategy for handling operational concerns, residents' concerns and program needs, programs and services for the upcoming fiscal year. Included are an assessment of housing needs within the jurisdiction, detailed statements of capital plan funding (both on an annual and five-year basis), agency goals and missions, and agency progress on serving its population. The PHA Plan process was established by section 5A of the United States Housing Act of 1937, and requirements for submission are contained within the Quality Housing and Work Responsibility (QHWRA) Act of 1998. QHWRA creates the requirement for a PHA Five-Year Plan and an Annual Plan that is intended to serve as an operations, planning, and management tool for public housing authorities. QHWRA effectively and permanently amended the United States Housing Act of 1937. Notice PIH-2015-18 amends the submission forms and requirements for different types of agencies.

The Knox County Housing Authority is revising its Annual Plan for FYE 03/31/2024. This revision adds the operation of a winter warming shelter at 525/527 Iowa Court. Details of said operation are attached via the revised Annual Plan.

The revision submission documents are available for review at the following locations:

- Central Office Cost Center: 216 W. Simmons St. Galesburg, IL 61401
- Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401
- Cedar Creek Place: 1598 McKnight St. Galesburg, IL 61401
- Bluebell Tower: 300 N. Jefferson St. Abingdon, IL 61410
- www.knoxcountyhousing.org

CFR 24 Part 903.17 requires a public housing authority to "Make the proposed PHA plan(s), the required attachments and documents related to the plans, and all relevant information available for inspection by the public at the principal office of the PHA during normal business hours; and to publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time and location of the hearing." Plan documents are required to be posted for no less than 45 days prior to a scheduled public hearing taking place. The KCHA held a public hearing/Resident Advisory Board (RAB) regarding the proposed PHA Annual Plan submission at the following date(s), time(s), and location(s):

- Thursday, September 21, 2023 @ 1:30 PM
- 480 Iowa Avenue, Galesburg, IL 61401

Any comments received during the review and comment period are taken into consideration in the formulation of the final policy.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to adopt the proposed revision to the Annual Plan Submission for the Knox County Housing Authority for the fiscal year 04/01/2023 – 03/31/2024.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
--	---	---

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Knox County Housing Authority</u> PHA Code: <u>IL085</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>424</u> Number of Housing Choice Vouchers (HCVs) <u>220</u> Total Combined <u>644</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Copies of the KCHA Annual and Five-Year Plan, as well as all relevant documents and certifications, are made available at the following locations:</p> <ul style="list-style-type: none"> - Central Office Cost Center: 216 W. Simmons St. Galesburg, IL 61401 - Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401 - Cedar Creek Place: 1598 McKnight St. Galesburg, IL 61401 - Bluebell Tower: 300 N. Jefferson St. Abingdon, IL 61410 - www.knoxcountyhousing.org <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>														
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below: SEE ATTACHMENT 1.0</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. SEE ATTACHMENT 1.0</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>SEE ATTACHMENT 2.0</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>SEE ATTACHMENT 3.0</p>

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>SEE ATTACHMENT 6.0</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>SEE ATTACHMENT 5.0</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE ATTACHMENT 4.0</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>SEE ATTACHMENT 7.0</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 489 1451 940"> <tr> <td data-bbox="180 489 1451 531">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 531 1451 940"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SEE ATTACHMENT 3.0</p> </td> </tr> </table> <table border="1" data-bbox="180 961 1451 1381"> <tr> <td data-bbox="180 961 1451 1003">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1003 1451 1381"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table> <table border="1" data-bbox="180 1402 1451 1856"> <tr> <td data-bbox="180 1402 1451 1444">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1444 1451 1856"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SEE ATTACHMENT 3.0</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
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Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . ([Notice PIH 2011-47](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in

a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2023 – 03/31/2024 ANNUAL PLAN SUBMISSION
ATTACHMENT 2.0
HUD-50075 Section B.2 – New Activities

1. Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?
 - a. Units with Approved Vacancies for Modernization
 - b. 504/ADA Modernization Project
 - i. Phase IV: Playground and common areas; work to commence Summer 2023.
 - c. Various Capital Fund grant activities
 - d. Addressing homelessness in Knox County, IL
2. If any of these activities are planned for the current Fiscal Year, describe the activities.
 - a. 504/ADA Modernization in 2BR units at IL085000002 Scattered Family Sites and common areas at all properties.
 - i. Accessibility design modifications of playgrounds.
 - ii. Convenience modifications in two units (laundry hookups, kitchen accessibility renovations).
 - b. Various Capital Fund grant activities
 - i. Roof replacement at IL085000001 Moon Towers planned for CY 2023 (carryover from CY 2022 plan.)
 - ii. Various site work (drainage, parking lot repair).
 - iii. Demolition and reconstruction of gazebo at Blue Bell Tower.
 - iv. Rehabilitation of floors in dwelling units at public housing properties – including removal of asbestos containing material (ACM).
 - c. **AMENDMENT/REVISION**: Addressing homelessness in the jurisdiction
 - i. Disposition of PIC Units 223/224 – 525/527 Iowa Avenue
 - ii. Operation of the building as a low-barrier warming shelter
 - iii. Creation of a 501(c)3 for funding/operation purposes
 - iv. Partnership with local government and continuum of care
 1. Funding provided by:
 - a. City of Galesburg
 - b. Knox County 708 Mental Health Board
 - c. Fundraising/donations
 2. Operations: Salvation Army – Galesburg
 - v. Narrative
 1. In partnership with the City of Galesburg, Illinois, and the Salvation Army, the Knox County Housing Authority proposes to operate a Winter Warming Center at 525/527 Iowa Court, Galesburg, IL. This building is owned by the Knox County Housing Authority.
 2. The mission of the Warming Center is to save lives, link resources, and encourage dignity through low-barrier access to a warm safe place for

those in need. Through this collaborative alliance, we shall provide seasonal, low-barrier, unbiased access to night shelter services regardless of personal barriers to housing security, and provide referrals and connections to additional housing and supportive resources.

3. The KCHA proposes to be involved in the operation of the warming center with a breakdown of roles/responsibilities as follows:
 - a. City of Galesburg – Funding for staffing and operation expenses
 - b. Salvation Army – Day-to-day operation of the center and direction of employees
 - c. Knox County Housing Authority – grant recipient (funding disbursement and reimbursement), hiring center staff, project accounting; lessor of 525/527 Iowa Ct.
4. The Warming Shelter will operate daily from 6:00 PM until 7:00 AM, including weekends and holidays. The shelter will offer food service consisting of a minimum of snacks and beverages, though the Salvation Army/KCHA will work to secure meal donations. Additionally, there will be a measure of case management involved, as each client will be subject to an intake process which will afford opportunities to connect to other housing and shelter resources.
5. The building at 525/527 Iowa Ct. had been in operation as public housing since it was built in 1970, but was removed from inventory for obsolescence prior to 2007. The units were added back to PH program (subsidy eligible), but officially designated for resident amenities in 2011. This designation allowed the unit to remain eligible for subsidy despite not occupying families eligible for the public housing program. The building, along with 513/515 Iowa Ct., was leased to and operated by West Central Community Services (WCCS) Head Start for the purpose of operating a day care (525/527) and a pre-school (513/515). This continued until Spring of 2023 when Head Start funding transitioned from WCCS to CDI. CDI is seeking to continue to lease 513/515, but has no use for 525/527.
6. This has created an opportunity for the use of 525/527 as a permanent location for the winter warming shelter.
7. Removing this building from the public housing inventory would make it ineligible to receive subsidy. Based on the FYE 2024 operational budgets, this would equate to a reduction in subsidy of approximately \$9,500 annually (\$792 per unit month). Further, as the building would be removed from the PH inventory, no PH funding may be spent towards operational costs (staffing, janitorial, building maintenance, etc.). Funding to operate the shelter would come from external sources. External funding sources potentially include:
 - a. Grants from HUD, State of Illinois, and the City of Galesburg

- b. Knox County Mental Health Board funding
 - c. Galesburg Community Foundation
 - d. Fundraising
8. The intent is to lease the space to either the City of Galesburg, or some other partner agency to recoup some of the loss of subsidy revenue,
 9. The building will be owned/operated through an established KCHA non-profit (shelter seasons 2024/2025 and beyond).
 10. In the event funding for the shelter were to cease, the building at 525/527 could be easily returned to the PH inventory and operate as additional units of public housing.



IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2023 – 03/31/2024 ANNUAL PLAN SUBMISSION
ATTACHMENT 5.0

HUD-50075 Section C.3 – Resident Advisory Board Comments

1. Resident Advisory Board Meeting
 - a. 12/20/2022
 - i. Review of Capital Improvements planned
 - ii. Review of proposed lease/policy changes
 - b. 09/21/2023
 - i. Review of KCHA intention to operate 525/527 Iowa Court as a Winter Warming Shelter
2. Minutes of the Resident Advisory Board Meeting (attached)
3. Public Comments
 - a. Pertinent to 1.a. received and considered:

Comment: *General comments regarding tenant requests for future capital projects.*

- Install cameras in the elevators, laundry rooms and stairwells at the high rises;
- Improve lighting in the units;
- Install a horseshoe pit;
- Build smoking shelters at high rises.

Agency Response: All tenant requests for capital improvements will be considered by priority. Lighting is currently in the 5-year plan for site exteriors, though nothing is currently planned for unit interiors. CCTV surveillance cameras are an ongoing, annual operational and capital expense.

Comment: *General discussion of the following procedural, security, and safety items:*

- Tenants smoking in units;
- Tenants smoking marijuana in units;
- Rocks and other items left in building entrance doors;
- Control/monitoring of grocery carts; and
- Tenants not cleaning up after their pets.

Agency Response: All tenant requests for revisions to policies and procedures will be considered by priority. General discussion on smoking in the units included information on the ban of smoking in public housing units, alternatives to smoking, and legal marijuana use and possession. Other ideas included penalties for not returning building

carts available for tenant use, and enforcement of current policies regarding the cleanup of pet waste.

b. Pertinent to 1.b. received and considered:

None received. RAB minutes attached.

**MINUTES OF THE SPECIAL MEETING
OF THE RESIDENT ADVISORY BOARD
OF THE KNOX COUNTY HOUSING AUTHORITY
SEPTEMBER 21, 2023**

The meeting of the Resident Advisory Board of the Knox County Housing Authority was held at 1:30 p.m. in the Woodland Bend Community Center. The following person attended the meeting:

PRESENT: Susan Emler, Moon Towers
Tony Jackson, Moon Towers

ALSO PRESENT: Derek Antoine, Executive Director
Brandi Watkins, Property Manager-Moon Towers
Ashley Larimer, Property Manager-Family Sites
Randi Pierce, Occupancy Specialist-Family Sites
Josh Sturgeon, Safety and Security Manager

The meeting opened with introductions as each attendee gave names and where they live.

Mr. Antoine welcomed everyone to the meeting and explained that the purpose of the meeting was to review the Winter Warming Shelter. Mr. Antoine said that this was a special meeting regarding the shelter and our normal RAB meeting will still be held in December. Mr. Antoine also said there would be an opportunity for comment and discussion.

Then, Mr. Antoine spoke about the process of opening the Winter Warming Shelter at the Woodland Bend family site. He said we may have to open the Winter Warming Shelter at the Moon Towers Community Room for about a month before moving it out to 525/527 Iowa Ct. Knox County Housing Authority (KCHA) has a few steps they must take to convert this unit from the preschool to the warming shelter. Currently 525/527 Iowa Court is being used as the Headstart Preschool building. KCHA decided to take those two units to an online resident amenities status, so KCHA tenants had the opportunity to send their children there for preschool. KCHA had to get HUD approval to use the building as a resident amenity instead of an occupied housing unit. KCHA is currently receiving subsidy for this unit due to the resident amenity status. KCHA must update two of the bathrooms and restore the bathtub/shower area back to a useable state. KCHA also has an inspection with the City of Galesburg, who will be funding the Winter Warming Shelter.

Then, Mr. Antoine opened the meeting for tenant discussion.

Michelle Akpore, who spoke with Ashley Larimer, was not present for the meeting but wanted to add. Ms. Akpore said that she thought it was a great idea to have the Winter Warming Shelter at

Woodland Bend. She said that everyone deserves to have somewhere warm to stay when it is really cold and did not have anything negative to say.

Susan Emler said she liked the fact that we are having a shelter again. She said there were a lot of negative things that were said last winter at Moon Towers, and she would always question how the people that live there would like to be outside when it is really cold. Ms. Emler still enjoyed being in the Community Room even when the homeless people were there. It did not bother her at all.

Tony Jackson said he was just concerned about how the weekends would be covered because last year he worked at the warming shelter at night, but during the day on the weekend when KCHA staff were not working people would roam the hallways.

Mr. Antoine reference the extremely cold winter weather that happened last year was the only reason anyone was able to stay during the weekend. He anticipates that would not be an issue this year as we are in the learning process and are working on the things we would do differently. Mr. Antoine said that the KCHA Community Rooms would still be available to all shelter occupants to go to during the daytime when the shelter is closed but would not be available on the weekends when KCHA staff is not working.

Hearing no further discussion, the meeting was adjourned at 1:58 p.m.

Respectfully submitted,

Ashley Larimer
Property Manager-Family Sites

RESOLUTION 2023-12

December 26, 2023
Board of Commissioners
Derek Antoine, Executive Director
Revision to the PHA Plan Submission 01/16/2023

WHEREAS, 24 CFR §903.4(a) requires a PHA to submit an Annual plan for each fiscal year, and 24 CFR §903.5(b)(2) requires submission of said plans 75 days prior to the commencement of the fiscal year; and

WHEREAS, Knox County Housing Authority’s next fiscal year commences on 04/01/2023, and submission of its Annual Plan is due no later than 01/16/2023; and

WHEREAS, the Knox County Housing Authority has prepared its Annual Plan for fiscal year 04/01/2023 – 03/31/2024 in accordance the requirements set forth in the Quality Housing and Work Responsibility Act of 1998 and Notice PIH-2015-18; and

WHEREAS, the Knox County Housing Authority has proposed a revision to its Annual Plan for fiscal year 04/01/2023 – 03/31/2024 in accordance the requirements set forth in the Quality Housing and Work Responsibility Act of 1998 and Notice PIH-2015-18; and

WHEREAS, CFR 24 Part 903.17 requires a public housing authority to “Make the proposed PHA plan(s), the required attachments and documents related to the plans, and all relevant information available for inspection by the public at the principal office of the PHA during normal business hours; and to publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time and location of the hearing.”; and

WHEREAS, The revised Annual Plan and supporting documents have been posted for review and comment in accordance with regulatory requirements; and

WHEREAS, a public hearing/Resident Advisory Board (RAB) was convened on 09/21/2023 for the purpose of reviewing the proposed document revisions and soliciting input towards the revision and formation of said policies, with minutes recorded and filed; and

WHEREAS, as of 12/26/2023, no public comments have been received; and

WHEREAS, the Knox County Housing Authority has completed all required certifications accompanying the Annual Plan submission/revision.

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RESOLUTION 2023-12

December 26, 2023
Board of Commissioners
Derek Antoine, Executive Director
Revision to the PHA Plan Submission 01/16/2023

NOW, THEREFORE, BE IT RESOLVED BY THE KNOX COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS (BOARD) THAT:

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed revision to the Knox County Housing Authority Annual Plan Submission for FYE 03/31/2024 is hereby approved and adopted.
3. The revisions to the Annual Plan presented for submission are in compliance with the requirements set forth in the Quality Housing and Work Responsibility (QHWRA) Act of 1998 and Notice PIH-2015-18.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 12/26/2023.

RESOLVED: December 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2023-13

12/26/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: SAC Application for Disposition of 525/527 Iowa Court

Article I. Background

In partnership with the City of Galesburg, Illinois, and the Salvation Army, the Knox County Housing Authority proposes to operate a Winter Warming Center at 525/527 Iowa Court, Galesburg, IL. This building is owned by the Knox County Housing Authority.

The mission of the Warming Center is to save lives, link resources, and encourage dignity through low-barrier access to a warm safe place for those in need. Through this collaborative alliance, we shall provide seasonal, low-barrier, unbiased access to night shelter services regardless of personal barriers to housing security, and provide referrals and connections to additional housing and supportive resources.

The KCHA proposes to be involved in the operation of the warming center with a breakdown of roles/responsibilities as follows:

- City of Galesburg – Funding for staffing and operation expenses
- Salvation Army – Day-to-day operation of the center and direction of employees
- Knox County Housing Authority – grant recipient (funding disbursement and reimbursement), hiring center staff, project accounting; lessor of 525/527 Iowa Ct.

The Warming Shelter will operate daily from 6:00 PM until 7:00 AM, including weekends and holidays. The target date to open the shelter is 11/01/2023, with a closing date of 03/31/2024 (151 days). The shelter will offer food service consisting of a minimum of snacks and beverages, though the Salvation Army/KCHA is working to secure meal donations similar to service provided last year. Additionally, there will be a measure of case management involved, as each client will be subject to an intake process which will afford opportunities to connect to other housing and shelter resources.

The building at 525/527 Iowa Ct. had been in operation as public housing since it was built in 1970, but was removed from inventory for obsolescence prior to 2007. The units were officially added back to PH program, but officially designated for resident amenities in 2011. This designation allowed the unit to remain eligible for subsidy despite not occupying families eligible for the public housing program. The building, along with 513/515 Iowa Ct., was leased to and operated by West Central Community Services (WCCS) Head Start for the purpose of operating a day care (525/527) and a pre-school (513/515). This continued until Spring of 2023 when Head Start funding transitioned from WCCS to CDI. CDI is seeking to continue to lease 513/515, but has no use for 525/527.

This has created an opportunity for the use of 525/527 as a permanent location for the winter warming shelter. To do so, the Department of Housing and Urban Development (HUD) would require the building to be removed from the public housing inventory. There is an application process for this disposition, through HUD's Special Applications Center (SAC) which the Knox County Housing Authority intends to initiate as of January 1, 2023.

The application requires the following:

- General information about the scope of the disposition request
- PHA Plan amendment
- Board resolution
- Environmental review
- Local Government consultation (letter of support)
- Appraisal of property value
- Resident consultation

Additionally, removing this building from the public housing inventory would make it ineligible to receive subsidy. Based on the FYE 2024 operational budgets, this would equate to a reduction in subsidy of approximately \$9,500 annually (\$792 per unit month). Further, as the building would be removed from the PH inventory, no PH funding may be spent towards operational costs (staffing, janitorial, building maintenance, etc.). The applicable PIC certification period for funding eligibility for this request is 07/01/2023 – 06/30/2024, which will be completed during the next OP fund calculations (Fall, 2024). 525/527 will be certified as Non-Dwelling – Resident Amenities for four months (July 2023 through October 2023), and then removed from the PH roster as of 11/01/2023.

Funding to operate the shelter would come entirely from external sources. External funding sources potentially include:

- Grants from HUD, State of Illinois, and the City of Galesburg
- Knox County 708 Mental Health Board funding
- Galesburg Community Foundation
- Fundraising

The initial intent is to lease the space to either the City of Galesburg, or some other partner agency to recoup some of the loss of subsidy revenue. Eventually, the building will be owned/operated through a yet-to-be-established KCHA non-profit (shelter seasons 2024/2025 and beyond).

In the event funding for the shelter were to cease, the building at 525/527 could be easily returned to the PH inventory and operate as additional units of public housing.

Article II. Recommendation

It is the recommendation of the Executive Director, the Board resolve to approve the submission of the HUD-SAC application for the removal of 525/527 Iowa Court, Galesburg, IL 61401 from the public housing PIC inventory for the purpose of operating an ongoing warming shelter, hereby addressing homelessness in Knox County, Illinois.

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD’s Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a “DDA” number.

This form does not apply to proposed removals (conversions) under HUD’s Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information	
1. Date of Application:	
2. Name of Public Housing Agency (PHA):	
3. PHA Identification Number:	
4. PHA Address:	
5. Contact Person Name at PHA:	
6. Contact Person Phone No.:	
7. Contact Person Email:	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Name of Local HUD Field Office	
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application	

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: Approval Date:

Attach evidence that the removal action is included in the approved PHA Plan and approval date

2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD:

Board Resolution Number:

Board Resolution Date:

Attach a copy of signed PHA Board Resolution

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: Western Illinois Regional Council Date ER was conducted: 09/13/2022
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	
5. Date(s) of letter(s) of support from (local) government officials:	
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)</i>	

Section 4: Description of Existing Development

1. Name of Development:				
2. Development Number:				
3. Date of Full Availability (DOFA):				
4. Number of Residential Buildings:				
5. Number of Non-Residential Buildings:				
6. Date Constructed:				
7. Is the Development Scattered Site?				<input type="checkbox"/> Yes <input type="checkbox"/> No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):				
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):				
10. Total Acres in Development:				
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms				
3 – Bedrooms				
4 - + Bedrooms				
Total				

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms						
3 – Bedrooms						
4 - + Bedrooms						
Total						

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		
Non-Residential Buildings		
Total Buildings		

If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)

- (a) Attach a description of the land (e.g. survey, copy of the legal description)
- (b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
- (c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property \$

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? Yes No

(b) If yes, date of appraisal and name of appraiser: Date: Name:

(c) If not, describe other form of valuation used:

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity	Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(b)Complete Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(c) Execute Contract for Removal	
(d) Removal of the property	

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application:
(Note: These numbers are not editable and automatically populated when application is submitted)

2. Number of individual residents that the PHA estimates will be displaced by this removal action:

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated to be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents? PHA staff Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)? \$

5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)? Capital Funds Operating Funds Funding Source Year: Non-1937 Act Funds (describe:)

6. What comparable housing resources does the PHA expect to offer to displaced residents?
 Public Housing. If checked, number:
 Section 8 HCV (existing resources. If checked, number:
 Section 8 HCV (new award of TPVs) (see question #7). If checked, number:
 PBV Unit. If checked, number:
 Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

<p>7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?</p>	<p><input type="checkbox"/> Yes - Replacement TPVs. If checked, number:</p> <p><input type="checkbox"/> Yes - Relocation TPVs. If checked, number:</p> <p><input type="checkbox"/> No TPVs will be requested</p>
<p><i>Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.</i></p>	

Section 7: Resident Consultation	
<p>1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Date(s):</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)</p>	<p>Name of RAB: KCHA Resident Advisory Date(s): 09/21/2023 <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><i>If yes, attach comments received, along with an evaluation by the PHA</i></p>	

Section 8: N/A

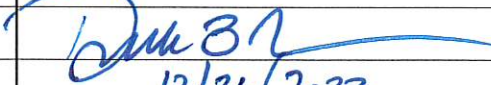
<p>Section 9: PHA Certification of Compliance</p> <p><i>Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:</i></p> <ol style="list-style-type: none"> 1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date. 2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application. 3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of this SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Derek Antoine
Official Title:	Executive Director
Signature:	
Date:	12/26/2023

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA’s inventory through these actions will impact (decrease) the PHA’s Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.

Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.

Estimated Value of Property: Attach an independent appraiser’s appraisal summary or other valuation method.

Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA’s eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minimis demolitions, PHAs are submitting information and not a SAC application through this form.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Knox County Housing Authority</u> PHA Code: <u>IL085</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>424</u> Number of Housing Choice Vouchers (HCVs) <u>220</u> Total Combined <u>644</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Copies of the KCHA Annual and Five-Year Plan, as well as all relevant documents and certifications, are made available at the following locations:</p> <ul style="list-style-type: none"> - Central Office Cost Center: 216 W. Simmons St. Galesburg, IL 61401 - Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401 - Cedar Creek Place: 1598 McKnight St. Galesburg, IL 61401 - Bluebell Tower: 300 N. Jefferson St. Abingdon, IL 61410 - www.knoxcountyhousing.org <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>														
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below: SEE ATTACHMENT 1.0</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. SEE ATTACHMENT 1.0</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>SEE ATTACHMENT 2.0</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>SEE ATTACHMENT 3.0</p>

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>SEE ATTACHMENT 6.0</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>SEE ATTACHMENT 5.0</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE ATTACHMENT 4.0</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>SEE ATTACHMENT 7.0</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 489 1451 940"> <tr> <td data-bbox="180 489 1451 531">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 531 1451 940"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SEE ATTACHMENT 3.0</p> </td> </tr> </table> <table border="1" data-bbox="180 963 1451 1377"> <tr> <td data-bbox="180 963 1451 1005">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1005 1451 1377"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table> <table border="1" data-bbox="180 1400 1451 1856"> <tr> <td data-bbox="180 1400 1451 1442">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1442 1451 1856"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SEE ATTACHMENT 3.0</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
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Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in

a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2023 – 03/31/2024 ANNUAL PLAN SUBMISSION
ATTACHMENT 2.0
HUD-50075 Section B.2 – New Activities

1. Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?
 - a. Units with Approved Vacancies for Modernization
 - b. 504/ADA Modernization Project
 - i. Phase IV: Playground and common areas; work to commence Summer 2023.
 - c. Various Capital Fund grant activities
 - d. Addressing homelessness in Knox County, IL
2. If any of these activities are planned for the current Fiscal Year, describe the activities.
 - a. 504/ADA Modernization in 2BR units at IL085000002 Scattered Family Sites and common areas at all properties.
 - i. Accessibility design modifications of playgrounds.
 - ii. Convenience modifications in two units (laundry hookups, kitchen accessibility renovations).
 - b. Various Capital Fund grant activities
 - i. Roof replacement at IL085000001 Moon Towers planned for CY 2023 (carryover from CY 2022 plan.)
 - ii. Various site work (drainage, parking lot repair).
 - iii. Demolition and reconstruction of gazebo at Blue Bell Tower.
 - iv. Rehabilitation of floors in dwelling units at public housing properties – including removal of asbestos containing material (ACM).
 - c. **AMENDMENT/REVISION**: Addressing homelessness in the jurisdiction
 - i. Disposition of PIC Units 223/224 – 525/527 Iowa Avenue
 - ii. Operation of the building as a low-barrier warming shelter
 - iii. Creation of a 501(c)3 for funding/operation purposes
 - iv. Partnership with local government and continuum of care
 1. Funding provided by:
 - a. City of Galesburg
 - b. Knox County 708 Mental Health Board
 - c. Fundraising/donations
 2. Operations: Salvation Army – Galesburg
 - v. Narrative
 1. In partnership with the City of Galesburg, Illinois, and the Salvation Army, the Knox County Housing Authority proposes to operate a Winter Warming Center at 525/527 Iowa Court, Galesburg, IL. This building is owned by the Knox County Housing Authority.
 2. The mission of the Warming Center is to save lives, link resources, and encourage dignity through low-barrier access to a warm safe place for

those in need. Through this collaborative alliance, we shall provide seasonal, low-barrier, unbiased access to night shelter services regardless of personal barriers to housing security, and provide referrals and connections to additional housing and supportive resources.

3. The KCHA proposes to be involved in the operation of the warming center with a breakdown of roles/responsibilities as follows:
 - a. City of Galesburg – Funding for staffing and operation expenses
 - b. Salvation Army – Day-to-day operation of the center and direction of employees
 - c. Knox County Housing Authority – grant recipient (funding disbursement and reimbursement), hiring center staff, project accounting; lessor of 525/527 Iowa Ct.
4. The Warming Shelter will operate daily from 6:00 PM until 7:00 AM, including weekends and holidays. The shelter will offer food service consisting of a minimum of snacks and beverages, though the Salvation Army/KCHA will work to secure meal donations. Additionally, there will be a measure of case management involved, as each client will be subject to an intake process which will afford opportunities to connect to other housing and shelter resources.
5. The building at 525/527 Iowa Ct. had been in operation as public housing since it was built in 1970, but was removed from inventory for obsolescence prior to 2007. The units were added back to PH program (subsidy eligible), but officially designated for resident amenities in 2011. This designation allowed the unit to remain eligible for subsidy despite not occupying families eligible for the public housing program. The building, along with 513/515 Iowa Ct., was leased to and operated by West Central Community Services (WCCS) Head Start for the purpose of operating a day care (525/527) and a pre-school (513/515). This continued until Spring of 2023 when Head Start funding transitioned from WCCS to CDI. CDI is seeking to continue to lease 513/515, but has no use for 525/527.
6. This has created an opportunity for the use of 525/527 as a permanent location for the winter warming shelter.
7. Removing this building from the public housing inventory would make it ineligible to receive subsidy. Based on the FYE 2024 operational budgets, this would equate to a reduction in subsidy of approximately \$9,500 annually (\$792 per unit month). Further, as the building would be removed from the PH inventory, no PH funding may be spent towards operational costs (staffing, janitorial, building maintenance, etc.). Funding to operate the shelter would come from external sources. External funding sources potentially include:
 - a. Grants from HUD, State of Illinois, and the City of Galesburg

- b. Knox County Mental Health Board funding
 - c. Galesburg Community Foundation
 - d. Fundraising
8. The intent is to lease the space to either the City of Galesburg, or some other partner agency to recoup some of the loss of subsidy revenue,
 9. The building will be owned/operated through an established KCHA non-profit (shelter seasons 2024/2025 and beyond).
 10. In the event funding for the shelter were to cease, the building at 525/527 could be easily returned to the PH inventory and operate as additional units of public housing.



IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2023 – 03/31/2024 ANNUAL PLAN SUBMISSION
ATTACHMENT 5.0

HUD-50075 Section C.3 – Resident Advisory Board Comments

1. Resident Advisory Board Meeting
 - a. 12/20/2022
 - i. Review of Capital Improvements planned
 - ii. Review of proposed lease/policy changes
 - b. 09/21/2023
 - i. Review of KCHA intention to operate 525/527 Iowa Court as a Winter Warming Shelter
2. Minutes of the Resident Advisory Board Meeting (attached)
3. Public Comments
 - a. Pertinent to 1.a. received and considered:

Comment: *General comments regarding tenant requests for future capital projects.*

- Install cameras in the elevators, laundry rooms and stairwells at the high rises;
- Improve lighting in the units;
- Install a horseshoe pit;
- Build smoking shelters at high rises.

Agency Response: All tenant requests for capital improvements will be considered by priority. Lighting is currently in the 5-year plan for site exteriors, though nothing is currently planned for unit interiors. CCTV surveillance cameras are an ongoing, annual operational and capital expense.

Comment: *General discussion of the following procedural, security, and safety items:*

- Tenants smoking in units;
- Tenants smoking marijuana in units;
- Rocks and other items left in building entrance doors;
- Control/monitoring of grocery carts; and
- Tenants not cleaning up after their pets.

Agency Response: All tenant requests for revisions to policies and procedures will be considered by priority. General discussion on smoking in the units included information on the ban of smoking in public housing units, alternatives to smoking, and legal marijuana use and possession. Other ideas included penalties for not returning building

carts available for tenant use, and enforcement of current policies regarding the cleanup of pet waste.

b. Pertinent to 1.b. received and considered:

None received. RAB minutes attached.

**MINUTES OF THE SPECIAL MEETING
OF THE RESIDENT ADVISORY BOARD
OF THE KNOX COUNTY HOUSING AUTHORITY
SEPTEMBER 21, 2023**

The meeting of the Resident Advisory Board of the Knox County Housing Authority was held at 1:30 p.m. in the Woodland Bend Community Center. The following person attended the meeting:

PRESENT: Susan Emler, Moon Towers
Tony Jackson, Moon Towers

ALSO PRESENT: Derek Antoine, Executive Director
Brandi Watkins, Property Manager-Moon Towers
Ashley Larimer, Property Manager-Family Sites
Randi Pierce, Occupancy Specialist-Family Sites
Josh Sturgeon, Safety and Security Manager

The meeting opened with introductions as each attendee gave names and where they live.

Mr. Antoine welcomed everyone to the meeting and explained that the purpose of the meeting was to review the Winter Warming Shelter. Mr. Antoine said that this was a special meeting regarding the shelter and our normal RAB meeting will still be held in December. Mr. Antoine also said there would be an opportunity for comment and discussion.

Then, Mr. Antoine spoke about the process of opening the Winter Warming Shelter at the Woodland Bend family site. He said we may have to open the Winter Warming Shelter at the Moon Towers Community Room for about a month before moving it out to 525/527 Iowa Ct. Knox County Housing Authority (KCHA) has a few steps they must take to convert this unit from the preschool to the warming shelter. Currently 525/527 Iowa Court is being used as the Headstart Preschool building. KCHA decided to take those two units to an online resident amenities status, so KCHA tenants had the opportunity to send their children there for preschool. KCHA had to get HUD approval to use the building as a resident amenity instead of an occupied housing unit. KCHA is currently receiving subsidy for this unit due to the resident amenity status. KCHA must update two of the bathrooms and restore the bathtub/shower area back to a useable state. KCHA also has an inspection with the City of Galesburg, who will be funding the Winter Warming Shelter.

Then, Mr. Antoine opened the meeting for tenant discussion.

Michelle Akpore, who spoke with Ashley Larimer, was not present for the meeting but wanted to add. Ms. Akpore said that she thought it was a great idea to have the Winter Warming Shelter at

Woodland Bend. She said that everyone deserves to have somewhere warm to stay when it is really cold and did not have anything negative to say.

Susan Emler said she liked the fact that we are having a shelter again. She said there were a lot of negative things that were said last winter at Moon Towers, and she would always question how the people that live there would like to be outside when it is really cold. Ms. Emler still enjoyed being in the Community Room even when the homeless people were there. It did not bother her at all.

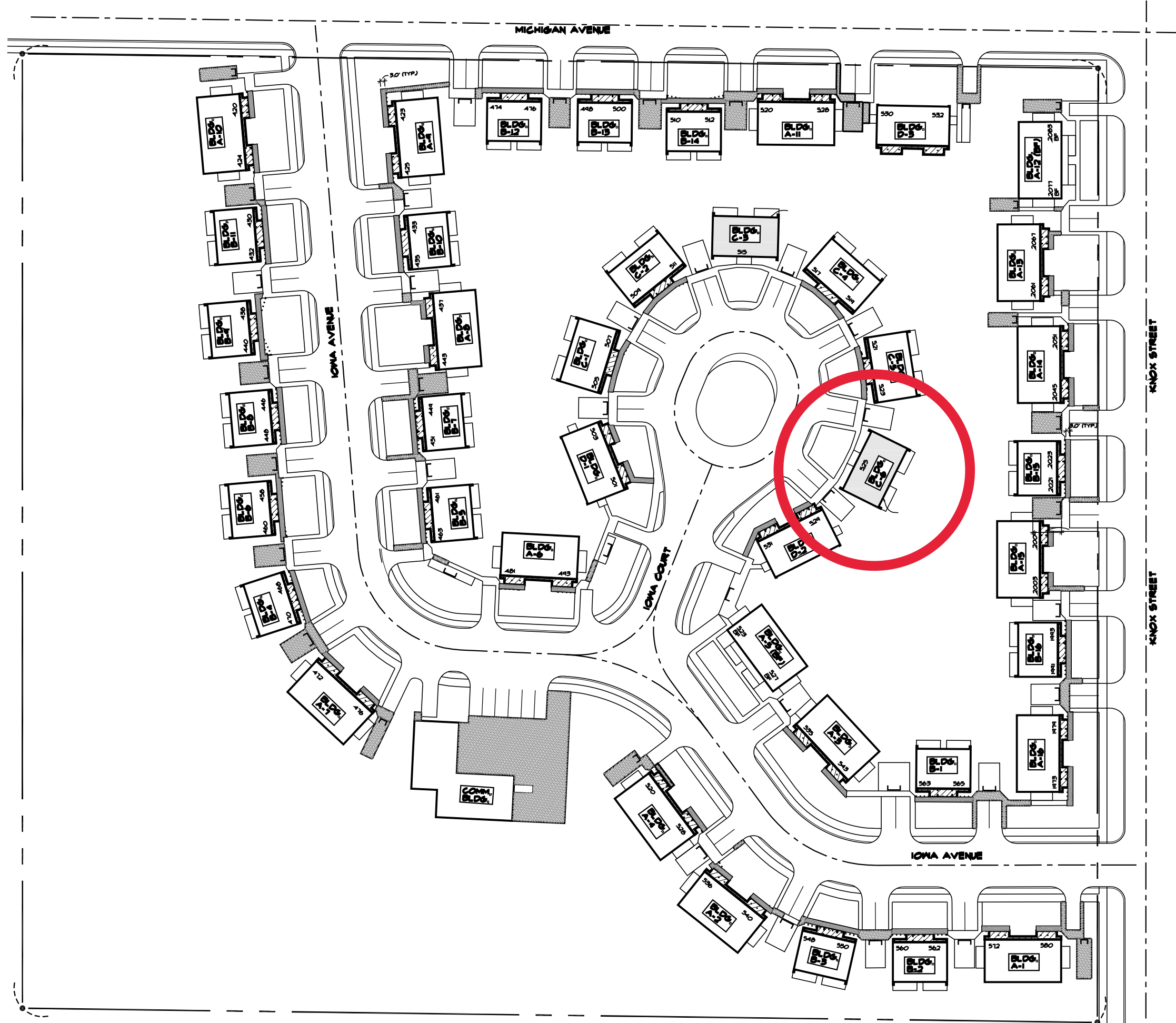
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Hearing no further discussion, the meeting was adjourned at 1:58 p.m.

Respectfully submitted,

Ashley Larimer
Property Manager-Family Sites



SITE 'A' PLAN Woodland Bend

SCALE: 1" = 30'-0"





U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5**
Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Knox County Housing Authority AMP 002 Scattered Family Sites

Responsible Entity: Knox County Board

Grant Recipient: Knox County Housing Authority

State/Local Identifier: IL085

Preparer: Jarred Dexter, Principal Planner, Western Illinois Regional Council

Certifying Officer Name and Title: Jared Hawkinson, Knox County Board Chairperson

Grant Recipient: Knox County Housing Authority

Consultant (if applicable):

Direct Comments to:

Derek Antoine
Executive Director
Knox County Housing Authority
216 W. Simmons Street
Galesburg, IL 61401
Phone: (309) 342-8129, ext. 214
Fax: (309) 342-7206
dantoine@knoxhousing.org

Project Location:

Blue Bell Tower: 300 N. Jefferson St. Abingdon, IL 61410 Coordinates 40°48'16.75" N,
90°23'50.77" W

Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401 Coordinates 40°56'45.21" N,
90°22'30.07" W

Family Housing: 480 Iowa Ave. Galesburg, IL 61401 Coordinates 40°56'30.52" N,
90°20'23.20" W, 1598 McKnight St. Galesburg, IL 61401 Coordinates 40°56'38.12" N,
90°23'36.54" W, and 1064 W. South St. Galesburg, IL 61401 Coordinates 40°56'37.06" N,
90°23'14.49" W

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Knox County Housing Authority will utilize \$6,304,601.00 Capital Fund Program from HUD for the following: modernization and rehabilitation agency wide.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: 3i

Funding Information

Grant Number	HUD Program	Funding Amount
IL01P08550121	Capital Fund Program	\$1,209,310.00
IL01P08550122	Capital Fund Program	\$1,467,261.00
IL01P08550123	Capital Fund Program	\$1,209,343.33
IL01P08550124	Capital Fund Program	\$1,209,343.33
IL01P08550125	Capital Fund Program	\$1,209,343.34

Estimated Total HUD Funded Amount: \$6,304,601.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$6,304,601.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No sale or acquisition of property will occur. Target area is not within 2,500' of a civilian airport or 15,000' of a military field.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>Illinois is not a covered state under these Acts.</i>

Improvement Act of 1990 [16 USC 3501]		
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>The project is exempt pursuant to Section 58.6(a)(3), because it is funded through a HUD formula grant made to a state.</i>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The Environmental Protection Agency (EPA) Website, under Green Book, website lists non-attainment areas for the State of Illinois. Galesburg is not located within any designated non-attainment areas
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Information regarding the Illinois Coastal Zone Management Program can be found through the Illinois Department of Natural Resources. According to the Final Environmental Impact Statement for the Illinois Coastal Management Program, signed March 12, 2012, the Illinois Coastal Zone is limited to Lake and Cook Counties. The proposed project is not located in a community listed in the Coastal Barrier Resources System (CBRS) maps or on the Illinois Coast Management Program Plan.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	There are no on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	This project is likely to have No Effect on any USF&WS listed species for Knox County, because the project is limited to the rehabilitation of existing structures.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Project does not include a hazardous facility, and project does not include development, construction or rehabilitation that will increase residential densities or conversion.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	This project is exempt from the provisions of this Act, as the project is limited to the rehabilitation of existing units. The project will not convert any farmland.
Floodplain Management	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The capital improvement projects of the community are only considered to be a minor improvement under 24 CFR 55.2(b)(10)(iii), and thus not subject to the decision making process under 24 CFR 55.12

Executive Order 11988, particularly section 2(a); 24 CFR Part 55		
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A Letter was sent to the Illinois State Historic Preservation Agency requesting a review of the project and clearance. IHPA clearance letter sign-off dated (06/07/2016).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Noise generators were found within the threshold distances, and found to be at an acceptable decibel less than 65.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Designated sole source aquifers are listed on the Environmental Protection Agency (EPA) web site. There are no Sole Source Aquifers currently designated within the target area. Please see attached list of Designated Sole Source Aquifers in EPA Region V downloaded as a pdf from the EPA site and designated sole source aquifer in region 5 page evidencing no sites are listed in the target area.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The purpose of Executive Order 1190 is to avoid any long and short term adverse impacts associated with destruction or modification of wetlands, and to avoid direct or indirect support of new construction in the wetlands. The project is free of any wetlands; therefore there will be no adverse impact on wetlands.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Designated wild and scenic rivers are listed on the National Park Service web site. No river is currently designated as Wild and Scenic located in this area of Illinois. The attached scenic river map from the Illinois Department of Natural Resources website shows that the only designated scenic river in Illinois is the middle fork of the Vermilion river located in east-central Illinois. The target area of this project is more than 150 miles from this river and would have no effect.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	An environmental justice analysis using census, geographic information and other data is used to determine if a low-income/minority population is disproportionately impacted. This project will not disproportionately impact low-income/minority populations. This information can be found on the EPA website, Environmental Justice Home page.

Field Inspection (Date and completed by):

Summary of Findings and Conclusions:

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Jarred Dexter Date: 9/13/22

Name/Title/Organization: Jarred Dexter, Assistant Planner, Western Illinois Regional Council

Responsible Entity Agency Official Signature:

JH Date: 9/13/22

Name/Title: Jared Hawkinson, Knox County Board Chairperson

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

CITY OF
GALESBURG
ILLINOIS

November 2, 2023

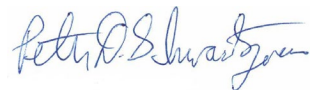
Mr. Derek Antoine
Executive Director
Knox County Housing Authority
216 W. Simmons Street
Galesburg, IL 61401

Dear Mr. Antoine:

As the Mayor of the City of Galesburg, I am please to provide a letter of support for the removal of 525/527 Iowa Court from the public housing roster in order to be utilized for as a warming shelter. The Knox County Housing Authority and Salvation Army 360 Life Center in Galesburg, Illinois have been instrumental community leaders in fighting homelessness in our community, advocating for and finding constructive solutions to help homeless individuals access shelter as well as regain the needed stability to successfully move back into their own housing.

Removal of 525/527 Iowa Court from the public housing roster in order to be utilized as a warming shelter will fill a great need in our community, which is supported by the City of Galesburg. On October 16, 2023, the Galesburg City Council voted unanimously to provide funding through a grant agreement to support the warming shelter project. This unanimous financial support of the project illustrates the city's commitment and support of this project.

Sincerely,



Mayor Peter Schwartzman

**MINUTES OF THE SPECIAL MEETING
OF THE RESIDENT ADVISORY BOARD
OF THE KNOX COUNTY HOUSING AUTHORITY
SEPTEMBER 21, 2023**

The meeting of the Resident Advisory Board of the Knox County Housing Authority was held at 1:30 p.m. in the Woodland Bend Community Center. The following person attended the meeting:

PRESENT: Susan Emler, Moon Towers
Tony Jackson, Moon Towers

ALSO PRESENT: Derek Antoine, Executive Director
Brandi Watkins, Property Manager-Moon Towers
Ashley Larimer, Property Manager-Family Sites
Randi Pierce, Occupancy Specialist-Family Sites
Josh Sturgeon, Safety and Security Manager

The meeting opened with introductions as each attendee gave names and where they live.

Mr. Antoine welcomed everyone to the meeting and explained that the purpose of the meeting was to review the Winter Warming Shelter. Mr. Antoine said that this was a special meeting regarding the shelter and our normal RAB meeting will still be held in December. Mr. Antoine also said there would be an opportunity for comment and discussion.

Then, Mr. Antoine spoke about the process of opening the Winter Warming Shelter at the Woodland Bend family site. He said we may have to open the Winter Warming Shelter at the Moon Towers Community Room for about a month before moving it out to 525/527 Iowa Ct. Knox County Housing Authority (KCHA) has a few steps they must take to convert this unit from the preschool to the warming shelter. Currently 525/527 Iowa Court is being used as the Headstart Preschool building. KCHA decided to take those two units to an online resident amenities status, so KCHA tenants had the opportunity to send their children there for preschool. KCHA had to get HUD approval to use the building as a resident amenity instead of an occupied housing unit. KCHA is currently receiving subsidy for this unit due to the resident amenity status. KCHA must update two of the bathrooms and restore the bathtub/shower area back to a useable state. KCHA also has an inspection with the City of Galesburg, who will be funding the Winter Warming Shelter.

Then, Mr. Antoine opened the meeting for tenant discussion.

Michelle Akpore, who spoke with Ashley Larimer, was not present for the meeting but wanted to add. Ms. Akpore said that she thought it was a great idea to have the Winter Warming Shelter at

Woodland Bend. She said that everyone deserves to have somewhere warm to stay when it is really cold and did not have anything negative to say.

Susan Emler said she liked the fact that we are having a shelter again. She said there were a lot of negative things that were said last winter at Moon Towers, and she would always question how the people that live there would like to be outside when it is really cold. Ms. Emler still enjoyed being in the Community Room even when the homeless people were there. It did not bother her at all.

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Hearing no further discussion, the meeting was adjourned at 1:58 p.m.

Respectfully submitted,

Ashley Larimer
Property Manager-Family Sites

RESOLUTION 2023-13

12/26/2023

Board of Commissioners

Derek Antoine, Executive Director

SAC Application for Disposition of 525/527 Iowa Court

WHEREAS, the Knox County Housing Authority proposes to operate a Winter Warming Center at 525/527 Iowa Court, Galesburg, IL.; and

WHEREAS, 525/527 Iowa Court, Galesburg, IL 61401 (also known as PIC units 223/224) had previously been operated by West Central Community Services (WCCS) Head Start for the purpose of operating a day care, and the new funding entity for Head Start has stated no future purpose/use for the building; and

WHEREAS, the Knox County Housing Authority, in partnership with the City of Galesburg, the Salvation Army of Galesburg, have been working towards a solution for a “permanent” solution for a building to operate as a winter warming shelter, and the building at 525/527 Iowa Court fits the spatial and code requirements for such a facility; and

WHEREAS, the City of Galesburg and the Knox County (IL) 708 Mental Health Board have committed grant funding towards the venture and have voiced intentions to continue funding the project in future years, with the KCHA continuing to identify additional funding partners; and

WHEREAS, the KCHA shall form a non-profit 501(c)3 for the purposes of handling all physical and financial operations and accounting; and

WHEREAS, 525/527 would be removed from the public housing roster and recorded as such effective 11/01/2023 for the PIC housing inventory certification period commencing 07/01/2023 and ending 06/30/2024, and recertified accordingly on an annual basis; and

WHEREAS, such certification requires that no program funding (PH or HCV) be expended for the purposes of operating the aforementioned shelter nor shall there be subsidy provided for non-eligible months; and

WHEREAS, the KCHA has amended its PHA Annual Plan and complied with all federal requirements required by such action, including public posting/review/comment period, resident consultation, and Board resolution; and

WHEREAS, the KCHA has completed the application for building disposition, form HUD-52860, and it’s required sections and attachments, and shall submit said application upon Board resolution.

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RESOLUTION 2023-13

12/26/2023

Board of Commissioners

Derek Antoine, Executive Director

SAC Application for Disposition of 525/527 Iowa Court

NOW, THEREFORE, BE IT RESOLVED BY THE KNOX COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS (BOARD) THAT:

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed disposition action is hereby approved and adopted.
3. The Executive Director is hereby authorized to submit the application for disposition of 525/527 Iowa Court as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of December 26, 2023.

RESOLVED: December 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2023-14

December 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

RE: Certifications of Compliance with PHA Plan Submission 01/16/2024

Article I. Background

The Public Housing Agency Plan is a plan that informs HUD, residents, and the public of the Public Housing Agencies (PHAs) mission for serving the needs of low-income and very low-income families and the PHA's strategy for addressing those needs. The Annual Plan provides details about the PHA's current operations, program participants, programs and services, and strategy for handling operational concerns, residents' concerns and program needs, programs and services for the upcoming fiscal year. Included are an assessment of housing needs within the jurisdiction, detailed statements of capital plan funding (both on an annual and five-year basis), agency goals and missions, and agency progress on serving its population. The PHA Plan process was established by section 5A of the United States Housing Act of 1937, and requirements for submission are contained within the Quality Housing and Work Responsibility (QHWRA) Act of 1998. QHWRA creates the requirement for a PHA Five-Year Plan and an Annual Plan that is intended to serve as an operations, planning, and management tool for public housing authorities. QHWRA effectively and permanently amended the United States Housing Act of 1937. Notice PIH-2015-18 amends the submission forms and requirements for different types of agencies.

The draft submission documents are available for review at the following locations:

- Central Office Cost Center: 216 W. Simmons St. Galesburg, IL 61401
- Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401
- Cedar Creek Place: 1598 McKnight St. Galesburg, IL 61401
- Bluebell Tower: 300 N. Jefferson St. Abingdon, IL 61410
- www.knoxcountyhousing.org

CFR 24 Part 903.17 requires a public housing authority to "Make the proposed PHA plan(s), the required attachments and documents related to the plans, and all relevant information available for inspection by the public at the principal office of the PHA during normal business hours; and to publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time and location of the hearing." Plan documents are required to be posted for no less than 45 days prior to a scheduled public hearing taking place. The KCHA held a public hearing/Resident Advisory Board (RAB) regarding the proposed PHA Annual Plan submission at the following date(s), time(s), and location(s):

- Wednesday, December 20, 2023 @ 11:30 AM
- 255 W. Tompkins St. Galesburg, IL 61401

Any comments received during the review and comment period are taken into consideration in the formulation of the final policy.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to adopt the Annual Plan Submission for the Knox County Housing Authority for the fiscal year 04/01/2022 – 03/31/2023.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
--	---	---

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Knox County Housing Authority</u> PHA Code: <u>IL085</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>424</u> Number of Housing Choice Vouchers (HCVs) <u>220</u> Total Combined <u>644</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Copies of the KCHA Annual and Five-Year Plan, as well as all relevant documents and certifications, are made available at the following locations:</p> <ul style="list-style-type: none"> - Central Office Cost Center: 216 W. Simmons St. Galesburg, IL 61401 - Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401 - Cedar Creek Place: 1598 McKnight St. Galesburg, IL 61401 - Bluebell Tower: 300 N. Jefferson St. Abingdon, IL 61410 - www.knoxcountyhousing.org <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below: SEE ATTACHMENT 1.0</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. SEE ATTACHMENT 1.0</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>SEE ATTACHMENT 2.0</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>SEE ATTACHMENT 3.0</p>

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>SEE ATTACHMENT 6.0</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>SEE ATTACHMENT 5.0</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE ATTACHMENT</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>SEE ATTACHMENT 7.0</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 489 1455 940"> <tr> <td data-bbox="180 489 1455 531">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 531 1455 940"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SEE ATTACHMENT 3.0</p> </td> </tr> </table> <table border="1" data-bbox="180 961 1455 1381"> <tr> <td data-bbox="180 961 1455 1003">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1003 1455 1381"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table> <table border="1" data-bbox="180 1402 1455 1856"> <tr> <td data-bbox="180 1402 1455 1444">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1444 1455 1856"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SEE ATTACHMENT 3.0</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
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Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in

a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/01/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

KNOX COUNTY HOUSING AUTHORITY
PHA Name

IL085
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 03/31/2025
 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director		Name Board Chairman	
Derek B. Antoine		Jared Hawkinson	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 03/31/2025 of the Knox County Housing Authority IL085 _____ is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Knox County, Illinois

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



**IL085 KNOX COUNTY HOUSING AUTHORITY
 FY 04/01/2024 – 03/31/2025 ANNUAL PLAN SUBMISSION
 ATTACHMENT 1.0
 HUD-50075 Section B.1 – Revision of PHA Plan Elements**

1. HOUSING NEEDS OF FAMILIES IN THE JURISDICTION SERVED BY THE PHA

- a. Based upon the information applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. Rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Family Type	Households	Affordability	Supply	Quality	Accessibility	Size	Location
Income < 30% AMI	3,076	5	5	3	3	4	2
Income < 50% AMI	2,573	5	5	3	3	4	2
Income < 80% AMI	3,160	4	4	3	3	4	2
Elderly	1,920	4	5	3	3	2	2
Disabled	1,321	4	5	3	3	2	2
Ethnicity - Caucasian	7,206	4	4	3	3	4	2
Ethnicity - African	754	5	5	3	3	4	2
Ethnicity - Hispanic	539	5	5	3	3	4	2
Ethnicity - Other	310	5	5	3	3	4	2

Housing Needs of Families in the Jurisdiction/s Served by the PHA

2. DECONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS.

- a. Deconcentration
 - i. Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements, the PHA must promote these provisions as

policies and revise their Admission and Occupancy policies and procedures to comply.

- ii. Therefore, the Knox County Housing Authority, (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:
- iii. Economic De-concentration: Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.
- iv. Implementation may include one or more of the following options:
 1. Skipping families on the waiting list based on income;
 2. Establishing preferences for working families;
 3. Marketing campaign geared toward targeting income groups for specific developments;
 4. Additional supportive services;
 5. Additional amenities for all units;
 6. Flat rents for developments and unit sizes;
 7. Different tenant rent percentages per development;
 8. Different tenant rent percentages per bedroom size;
 9. Saturday and evening office hours;
 10. Security Deposit waivers;
 11. Revised transfer policies;
 12. Site-based waiting lists;
 13. Mass Media advertising/Public service announcements; and
 14. Giveaways.

v. Analysis of Income by Development/Program

AMP	Development Name	Total Household Income Reported	# of Households	Average Reported Income	85%	115%
IL085000001	Moon Towers	\$ 2,178,453.00	177	\$ 12,307.64	\$ 10,461.50	\$ 14,153.79
IL085000002	Woodland Bend	\$ 1,018,358.00	78	\$ 13,055.87	\$ 11,097.49	\$ 15,014.25
IL085000002	Cedar Creek Place	\$ 887,668.00	76	\$ 11,679.84	\$ 9,927.87	\$ 13,431.82
IL085000002	Whispering Hollow	\$ 820,870.00	42	\$ 19,544.52	\$ 16,612.85	\$ 22,476.20
IL085000003	Bluebell Tower	\$ 893,120.00	51	\$ 17,512.16	\$ 14,885.33	\$ 20,138.98
Highrise Developments		\$ 3,071,573.00	228	\$ 13,471.81	\$ 11,451.04	\$ 15,492.58
Scattered Family Sites		\$ 2,726,896.00	196	\$ 13,912.73	\$ 11,825.82	\$ 15,999.64
Total KCHA		\$ 5,798,469.00	424	\$ 13,675.63	\$ 11,624.29	\$ 15,726.98

Gross Income by Household

AMP	Development Name	Total Household Income Reported	# of Households	Average Reported Income	85%	115%
IL085000001	Moon Towers	\$ 2,128,351.00	177	\$ 12,024.58	\$ 10,220.89	\$ 13,828.27
IL085000002	Woodland Bend	\$ 923,018.00	78	\$ 11,833.56	\$ 10,058.53	\$ 13,608.60
IL085000002	Cedar Creek Place	\$ 797,980.00	76	\$ 10,499.74	\$ 8,924.78	\$ 12,074.70
IL085000002	Whispering Hollow	\$ 784,091.00	42	\$ 18,668.83	\$ 15,868.51	\$ 21,469.16
IL085000003	Bluebell Tower	\$ 840,805.00	51	\$ 16,486.37	\$ 14,013.42	\$ 18,959.33
Highrise Developments		\$ 2,969,156.00	228	\$ 13,022.61	\$ 11,069.22	\$ 14,976.01
Scattered Family Sites		\$ 2,505,089.00	196	\$ 12,781.07	\$ 10,863.91	\$ 14,698.23
Total KCHA		\$ 5,474,245.00	424	\$ 12,910.96	\$ 10,974.31	\$ 14,847.60

Adjusted Income by Household

1. Review of the “Analysis of Income by Development/Program” demonstrates average income falls generally within the Established Income Range (EIR). Applicants to the public housing program have their choice of developments at which they are able to apply. Developments located within Galesburg, IL tend to be the preferred properties at which to apply, as Galesburg is the largest city in the jurisdiction with greater access to supportive services and desirable amenities. Bluebell Tower is located in Abingdon, Illinois, approximately 12 miles from Galesburg, and generally only receives applicants from within the immediate area.

b. Income Targeting

- i. As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing on an annual basis may be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination based on race, color, religion, sex, national origin, age, handicap or familial status.
- ii. In order to implement the income targeting program, the following policy is adopted:
- iii. The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).

- iv. After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2-plus-2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- v. To the maximum extent possible, the offers will also be made to affect the PHA's policy of economic de-concentration.
- vi. The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs).

3. ELIGIBILITY, SELECTION AND ADMISSION POLICIES

- a. Annual updates to PH Admissions and Continued Occupancy Policy (ACOP) and HCVP Administrative Plan (Admin Plan); added federal and local regulatory requirements. Both documents available at www.knoxcountyhousing.org.
- b. Updates to include compliance with HOTMA Sections 102 and 104, reflecting implementation guidance from PIH 2023-27.
- c. No changes to PH lease, PH House Rules, or other lease addendum.

4. FINANCIAL RESOURCES FOR FYE 03/31/2025

SOURCES		FORECASTED \$	CATEGORY
1.1	PH Operating Fund	\$ 1,647,572.00	PH Operations
1.2	PH Income	\$ 1,485,177.00	PH Operations
1.3	PH Capital Fund 2024	\$ 1,568,634.00	PH Mod/Rehab
1.4	PH Capital Fund 2023	\$ 1,169,740.00	PH Mod/Rehab
1.5	PH Capital Fund 2022	\$ 961,095.00	PH Mod/Rehab
1.6	PH Capital Fund 2021	\$ 13,999.00	PH Mod/Rehab
1.7	PH Capital Fund 2020	\$ 128,054.00	PH Mod/Rehab
1.8	PH Reserves	\$ 1,169,312.00	PH Operations
1.9	PH Investments	\$ -	PH Operations
1.10	TOTAL PH RESOURCES	\$ 8,143,583.00	
2.1	HCVP Tenant-Based HAP	\$ 999,209.00	HCVP Operations
2.2	HCVP NRP	\$ 1.00	HCVP Operations
2.3	HCVP Admin Fee	\$ 176,704.00	HCVP Operations
2.4	HCVP UNP	\$ 904.00	HCVP Operations
2.5	HCVP HUD-Held Reserve	\$ 134,366.00	HCVP Operations
2.6	HCVP Investments	\$ -	
2.7	HCVP - EHV - Tenant-Based HAP	\$ 74,615.00	HCVP Operations
2.8	HCVP - EHV = NRP	\$ 1.00	HCVP Operations
2.9	HCVP - EHV - Admin Fee	\$ 11,115.00	HCVP Operations
2.10	HCVP - EHV - UNP	\$ 9,444.00	HCVP Operations
2.11	TOTAL HCVP RESOURCES	\$ 1,406,359.00	
3.1	COCC Reserves	\$ 970,971.00	Other
3.2	TOTAL COCC RESOURCES	\$ 970,971.00	
4.1	State of Illinois	\$ -	
4.2	City of Galesburg	\$ 60,000.00	Homelessness
4.3	Knox County 708	\$ 50,000.00	Homelessness
4.4	GCF - HC	\$ -	
4.5	Donations/Fundraising	\$ 8,000.00	Homelessness
4.6	TOTAL NON-FEDERAL RESOURCES	\$ 118,000.00	
5.0	TOTAL RESOURCES	\$ 10,638,913.00	

5. PH RENT DETERMINATION

- a. Flat Rents
 - i. Charged per the following schedule (80% FMR)
 - ii. Utility Allowances deducted from FR amounts per:
 - 1. Notice PIH 2021-27
 - 2. Notice PIH 2015-13
 - 3. Notice PIH 2014-12

Location	Unit Size	FFY 2023	FFY 2024	+/-	%
MT/BB	0BR	\$ 392.00	\$ 438.00	\$ 46.00	11.7%
MT/BB	1BR	\$ 425.00	\$ 453.00	\$ 28.00	6.6%
MT/BB	2BR	\$ 567.00	\$ 601.00	\$ 34.00	6.0%
FAM	2BR	\$ 410.00	\$ 457.00	\$ 47.00	11.5%
FAM	3BR	\$ 568.00	\$ 626.00	\$ 58.00	10.2%
FAM	4BR	\$ 559.00	\$ 615.00	\$ 56.00	10.0%
FAM	5BR	\$ 656.00	\$ 718.00	\$ 62.00	9.5%

- b. HCVP Payment Standards
 - i. Agency utilizing 110% of FMR.

Fair Market Rent (FMR) Analysis Tool						
FFY 2024	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 596.00	\$ 614.00	\$ 807.00	\$ 1,055.00	\$ 1,075.00	\$ 1,236.00
110%	\$ 655.00	\$ 675.00	\$ 887.00	\$ 1,160.00	\$ 1,182.00	\$ 1,359.00
100%	\$ 596.00	\$ 614.00	\$ 807.00	\$ 1,055.00	\$ 1,075.00	\$ 1,236.00
90%	\$ 536.00	\$ 552.00	\$ 726.00	\$ 949.00	\$ 967.00	\$ 1,112.00

Proposed Payment Standard Schedule			
BR	FFY 2023	FFY 2024	+ / -
Efficiency	\$ 601.00	\$ 655.00	\$ 54.00
1-BR	\$ 646.00	\$ 675.00	\$ 29.00
2-BR	\$ 851.00	\$ 887.00	\$ 36.00
3-BR	\$ 1,113.00	\$ 1,160.00	\$ 47.00
4-BR	\$ 1,144.00	\$ 1,182.00	\$ 38.00
5-BR	\$ 1,315.00	\$ 1,359.00	\$ 44.00

6. OPERATIONS AND MANAGEMENT

- 1. See attachment 4.0 for a list of policies and revisions.

7. LIST OF POLICIES/PROCEDURES WITH NO CHANGES/REVISIONS

- a. House Rules
- b. Grievance Procedures
- c. Designated Housing – Elderly/Disabled
- d. Community Service and Self-Sufficiency
- e. Safety and Crime Prevention
- f. Pet/Service/Assistance Animal Policy
- g. Civil Rights Certification (attached to annual plan documents)
- h. Violence Against Women Act (VAWA)

8. FISCAL YEAR AUDIT

- a. Audited FDS submission for FYE 03/31/2023 submitted by 12/13/2023.

9. ILLINOIS CARBON MONOXIDE ALARM DETECTOR ACT (PUBLIC ACT 094-0741); CONSOLIDATED APPROPRIATIONS ACT, 2021 (PIH NOTICE 2022-01)

- a. The Knox County Housing Authority remains compliant with the requirements of the Carbon Monoxide (CO) Alarm Detector Act. All 424 public housing units shall carbon monoxide alarm detectors installed within 15 feet of all sleeping areas and on each floor of the unit. Additionally, The HCV Program Manager shall require all units occupied through the Housing Choice Voucher Program to conform to the Carbon Monoxide Alarm Detector Act during Housing Quality Standards inspections. Any units not conforming to the act shall fail its HQS inspection and subsidy is abated until the unit fully complies.
- b. The Consolidated Appropriations Act, 2021, Pub. L. No. 116-260, 134 Stat. 2162 (2020) requires CO alarms or detectors be installed in certain HUD-assisted housing, consistent with the requirements set the International Fire Code (IFC) 2018, within two years of enactment (12/27/2022). To be compliant, the KCHA has installed CO detectors in each bedroom for AMP 002 – Scattered Family Sites. Bedrooms at the other two AMPS – 001 and 003 – are not served by a fossil fuel burning forced air furnace, and as such only require CO detectors within 15 feet of all sleeping rooms. Further, all landlords for the HCV program will be held to the same standards, enforceable through HQS and NSPIRE protocols.



STATEMENT OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT/MODIFICATION

In accordance with HUD regulations in 24 CFR 903.7(r) and 24 CFR 905.3, the Knox County Housing Authority (KCHA) has defined the basic criteria that will be used for determining:

- Substantial deviation from its 5-Year Plan;
- Significant amendment or modification to the 5-Year and Annual Plans; and
- Significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan.

Amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the KCHA will require formal approval from the Board of Commissioners. Prior to implementing changes that meet such criteria, the KCHA will submit for HUD's approval a revised plan(s) that meets full public process requirements.

Criteria for defining "Substantial Deviation" from the 5-Year Plan

- A change in federal law takes effect and, in the opinion of KCHA, it creates substantial obligations or administrative burdens beyond the programs under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree
- All amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the KCHA

Criteria for defining "Significant Amendment or Modification" to the 5-Year and PHA Annual Plans

- Changes to rent, admission and/or occupancy policies, or the organization of waiting lists that will impact more than 10% of applicants or households assisted under agency programs

Criteria for defining "Significant Amendment or Modification" to the CFP 5-Year Action Plans

- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.
- Addition of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action plan that exceeds \$100,000.00.

Exceptions

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification
- Discretionary or administrative amendments consistent with the KCHA's stated overall mission and objectives will not be considered substantial deviations or modifications



IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2024 – 03/31/2025 ANNUAL PLAN SUBMISSION
ATTACHMENT 2.0
HUD-50075 Section B.2 – New Activities

1. Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?
 - a. Various Capital Fund grant activities
 - b. Lease space/administer grant for winter warming shelter
2. If any of these activities are planned for the current Fiscal Year, describe the activities.
 - a. Various Capital Fund grant activities
 - i. Furnace/HVAC replacement
 - ii. Fire system modernization
 - iii. Kitchen and bathroom renovations
 - iv. Boiler and generator modernization
 - v. Concrete/parking lot repair/rehabilitation
 - vi. Security camera repair/replacement
 - vii. Unit exteriors and exterior doors
 - viii. Rehabilitation of floors in dwelling units at public housing properties – including removal of asbestos containing material (ACM).
 - b. In partnership with the City of Galesburg, Illinois, the Knox County 708 Mental Health Biard, and the Salvation Army, the Knox County Housing Authority proposes to operate a Winter Warming Center at 525/527 Iowa Court, Galesburg, IL. This building is owned by the Knox County Housing Authority.
 - i. The mission of the Warming Center is to save lives, link resources, and encourage dignity through low-barrier access to a warm safe place for those in need. Through this collaborative alliance, we shall provide seasonal, low-barrier, unbiased access to night shelter services regardless of personal barriers to housing security, and provide referrals and connections to additional housing and supportive resources.
 - ii. The KCHA proposes to be involved in the operation of the warming center with a breakdown of roles/responsibilities as follows:
 - City of Galesburg – Funding for staffing and operation expenses
 - Knox County 708 Mental Health Board – funding for shelter operations
 - Salvation Army – Day-to-day operation of the center and direction of employees
 - Knox County Housing Authority – grant recipient (funding disbursement and reimbursement), hiring center staff, project accounting; lessor of 525/527 Iowa Ct.
 - iii. The Warming Shelter will operate daily from 6:00 PM until 7:00 AM, including weekends and holidays. The target date to open the shelter is 11/01/2023, with a closing date of 03/31/2024 (151 days). The shelter will offer food service consisting of a minimum of snacks and beverages, though the Salvation

Army/KCHA is working to secure meal donations similar to service provided last year. Additionally, there will be a measure of case management involved, as each client will be subject to an intake process which will afford opportunities to connect to other housing and shelter resources.

- iv. The initial intent is to lease the space to either the City of Galesburg, or some other partner agency to recoup some of the loss of subsidy revenue. Eventually, the building will be owned/operated through a yet-to-be-established KCHA non-profit (shelter seasons 2024/2025 and beyond).
- v. In the event funding for the shelter were to cease, the building at 525/527 could be easily returned to the PH inventory and operate as additional units of public housing.
- vi. Funding to operate the shelter would come entirely from external sources. External funding sources potentially include:
 - Grants from HUD, State of Illinois, and the City of Galesburg
 - Knox County 708 Mental Health Board funding
 - Galesburg Community Foundation
 - Fundraising



IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2024 – 03/31/2025 ANNUAL PLAN SUBMISSION
ATTACHMENT 3.0
HUD-50075-HP Section B.3 – MISSION, GOALS, AND OBJECTIVES

1. **KCHA MISSION STATEMENT:** The Knox County Housing Authority is a dynamic force in our community, providing high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development. Further, we will partner with other agencies to implement programs and services designed to help our families thrive.

2. **GOALS AND OBJECTIVES (FYE 03/31/2024 PROJECTED)**

a. **To improve the quality of authority-owned assisted housing.**

- i. Commitment to providing quality housing units that are decent, safe, sanitary, and accessible.
- ii. Maintenance program: timely and efficient unit turns

SITE	DEVELOPMENT	URNS	DOWN	MAINT.	LEASE	EXEMPT	TOTAL	AVG.
Moon Towers	IL085000001	42	96	420	110	95	531	12.64
Family Sites	IL085000002	41	671	1948	88	2102	605	14.76
Bluebell Tower	IL085000003	6	0	71	0	0	71	11.83
TOTAL PH		89	767	2439	198	2197	1207	13.56

1. Average Unit Turn Time:

- a. IL085000001: 12.64 days
- b. IL085000002: 14.76 days
- c. IL085000003: 11.83 days

2. Exempt days due to rehabilitation/modernization work (HUD approved)

iii. Maintenance program: timely and efficient work order completion

SITE	DEVELOPMENT	NON-EMERGENCY (ROUTINE)			EMERGENCY		
		#	DAYS	AVG	#	# < 24	%
Moon Towers	IL085000001	319	125	0.39	50	50	100.0%
Family Sites	IL085000002	672	2127	3.17	98	98	100.0%
Bluebell Tower	IL085000003	106	309	2.92	11	11	100.0%
TOTAL PH		1097	2561	2.33	159	159	100.0%

1. EMERGENCY WO

- a. 159 emergency work orders completed (through 11/2023)
- b. Percentage repaired/closed within 24 hours:
 - i. IL085000001: 100.0%
 - ii. IL085000002: 100.0%
 - iii. IL085000003: 100.0%

2. NON-EMERGENCY WO

- a. 1,097 routine work orders completed (through 11/2023)
- b. Average days to complete/close:
 - i. IL085000001: 0.39 days
 - ii. IL085000002: 3.17 days
 - iii. IL085000003: 2.92 days

- iv. Quality workmanship on every maintenance task
- v. Grounds kept clean and safe from hazard
- vi. Security of property remains a priority through partnership with committed residents and local police departments
 - 1. Dedicated housing officer – Galesburg Police Department
 - 2. Direct resource on all matters of public safety
 - 3. Dedicated patrols and targeted operations
 - 4. Weekly reporting of criminal activity on sites
- vii. CFP grant funds used to modernize apartments at all three PH AMPs to upgrade accessibility features
- viii. Maintain occupancy rate of 98.0% or higher for PH program

SITE	DEVELOPMENT	UNIT DAYS LEASED (UDL)			UNIT MONTHS LEASED (UML)		
		UDA	UDL	%	UMA	UML	%
Moon Towers	IL085000001	43188	42477	98.4%	1416	1416	100.0%
Family Sites	IL085000002	46807	46094	98.5%	1568	1568	100.0%
Bluebell Tower	IL085000003	12444	12347	99.2%	408	408	100.0%
TOTAL PH		102439	100918	98.5%	3392	3392	100.0%

- 1. Reported occupancy Rates by FYE for the previous Annual Plan period:
 - a. Unit-days leased (UDL):
 - i. IL085000001: 98.4%
 - ii. IL085000002: 98.5%
 - iii. IL085000003: 99.2%
 - b. Unit-months leased (UML) (as of the first of each month):
 - i. IL085000001: 100.0%
 - ii. IL085000002: 100.0%
 - iii. IL085000003: 100.0%
- ix. Use of Capital Grant Funds to modernize and rehabilitate the developments prioritized by the green physical needs assessment conducted in 2014
 - 1. Completion of multi-phased 504 modernization/rehabilitation to enhance accessibility and visitability to the public housing sites.
 - a. Phase I completed 2016 – apartment renovations at AMP 001 and 003
 - b. Phase II completed 2019 – apartment renovations/new construction at AMP 001
 - c. Phase III – 2BR unit renovations at the Family Sites and common areas – scheduled to completed 03/31/2023
 - d. Phase IV – Playground and 2BR unit renovations – scheduled to be completed Spring 2024
 - 2. Planned capital fund expenditures for FYE 03/31/2025:
 - a. Furnace/HVAC replacement
 - b. Fire system modernization
 - c. Kitchen and bathroom renovations
 - d. Boiler and generator modernization
 - e. Concrete/parking lot repair/rehabilitation

- f. Security camera repair/replacement
 - g. Unit exteriors and exterior doors
 - h. Rehabilitation of floors in dwelling units at public housing properties – including removal of asbestos containing material (ACM).
- x. Maintain status of “High Performer” in recognition of effective program operations and management

1. PHAS Scores by FYE for the previous Annual Plan period:

FYE	DESIGNATION	SCORE
FYE 03/31/2019	High Performer	95.00
FYE 03/31/2020	High Performer	95.00
FYE 03/31/2021	High Performer	95.00
FYE 03/31/2022	High Performer	95.00
FYE 03/31/2023		
PH - AVG.		95.00

b. To improve the quality of assisted housing in the private sector.

- i. Enhancing the voucher program to support and grow the number of families served
- ii. Make adequate use of available reserves – net-restricted position (NRP) and HUD-held reserves (HHR).
 - 1. Anticipated NRP CY 2024: \$0.00
 - 2. Anticipated HHR CY 2024: \$130,000
 - a. Intention to overspend disbursed allocations by approximately \$60,000 (approximately 150 UML)
 - b. Remaining HHR would be approximately \$70,000 to cover potential shortfall funding
- iii. Effective management of administrative resources to reduce agency cost per voucher, thus ensuring agency reserves can be efficiently utilized
 - 1. Unrestricted-net position (UNP) has dwindled on an annual basis. The cost of running the program exceeds the funding received for administrative fees.
 - 2. Agency was projected as a “gainer” agency based on administrative fee study designed to assess actual cost of voucher administration and redistribute the funds accordingly.
 - 3. HUD proration of congressionally appropriated funds continues to fund admin fees at inadequate levels
- iv. Maintain utilization rate of 98.0% or higher allocated HAP funding

CYE	ACC UM	UML	%	BUDGET AUTH + NRP	HAP EXPENDITURE	%
CYE 12/31/2019	3360	2238	66.61%	\$ 894,705.00	\$ 907,315.00	101.41%
CYE 12/31/2020	3360	2210	65.77%	\$ 951,040.00	\$ 892,236.00	93.82%
CYE 12/31/2021	3360	2412	71.79%	\$ 932,411.00	\$ 936,090.00	100.39%
CYE 12/31/2022	3420	2382	69.65%	\$ 957,339.00	\$ 904,391.00	94.47%
CYE 12/31/2023	3420	2499	73.07%	\$ 924,792.00	\$ 1,030,462.00	111.43%
HCVP 5YR TOTAL	16920	11741	69.39%	\$ 4,660,287.00	\$ 4,670,494.00	100.22%

1. Utilization Rates by CYE for the previous Annual Plan period:
 - a. ACC Units: 73.07%
 - b. Budget Authority: 111.43% (anticipated)
- v. Maintain status of “High Performer” in recognition of effective program operations and management

1. SEMAP Scores by FYE for the previous Annual Plan period:

FYE	DESIGNATION	SCORE
FYE 03/31/2019	High Performer	100.00
FYE 03/31/2020	High Performer	100.00
FYE 03/31/2021	High Performer	100.00
FYE 03/31/2022	High Performer	100.00
FYE 03/31/2023	Standard Performer	77.00
PH - AVG.	High Performer	95.40

c. To expand/maintain the supply of assisted housing.

- i. Public Housing Program
 1. Faircloth limits for public housing units in Knox County, IL is 451
 2. Availability of public housing units for previous Annual Plan period:
 - a. FYE 03/31/2022: 424 units
 - b. FYE 03/31/2023: 424 units
- ii. Housing Choice Voucher Program
 1. ACC units budgeted at 285 (3420 unit months)
 - a. Previous ACC set at 280 (2260)
 - b. Five (5) baseline vouchers added, effective 10/01/2022 (PIH Notice 2022-29)
 2. Goal has been utilization of allocated dollars as opposed to reaching ACC unit baseline, which isn’t economically viable. Agency baseline expectation is approximately 200 vouchers leased per month (2,400 UML).
 - a. Anticipated leasing: 215 - 220 vouchers leased per month (2,580 – 2,640 UML)
 3. Unit months leased for previous Annual Plan period:
 4. Voucher activity analysis for Annual Plan period FYE 03/31/2024:
 - a. Voucher activity generally increased for total period due to increased lease-up efforts
 - b. Allocation of 15 emergency housing vouchers (EHV) and funding: program sunset – September 2023. Spending will continue until allocated/disbursed funding is completely expended.
 - c. Voucher lease up time remains basically the same
 - i. Success rate of lease-ups:
 1. 60 Days: 52.0%
 2. 90 Days: 4.0%
 3. 120 Days: 0.0%
 - d. Payment standard maintained at 110% of area FMRs to remain in place for 2024 through FYE 2025.
 - e. Portability
 - i. Steady number of port-outs over Annual Plan period

- ii. Port-in activity remains low
- iii. Affordable Housing Preservation
 - 1. PHA owns and operates two AHP developments
 - a. Brentwood Manor
 - i. 72 units
 - ii. 1-BR, 2-BR, and 3-BR units available
 - iii. Affordable rents
 - b. Prairieland Townhouse Apartments
 - i. 66 units
 - ii. 1-BR, 2-BR, and 3-BR units available
 - iii. Affordable rents
 - iv. 13 project-based vouchers

d. General and operational objectives.

- i. Administer all programs in accordance with applicable federal, state, and local laws and regulations
 - 1. Independent Auditor annually reviews agency financials and program compliance. An “unmodified” opinion is the opinion where auditor expresses an opinion that financial statements and major program controls are presented, in all material respects, in accordance with applicable reporting and compliance framework. Independent audit results for previous Annual Plan periods:

FYE	DESIGNATION	FINDINGS
FYE 03/31/2019	Unmodified	0
FYE 03/31/2020	Unmodified	0
FYE 03/31/2021	Unmodified	0
FYE 03/31/2022	Unmodified	0
FYE 03/31/2023	Unmodified	0
PH - AVG.		0

- ii. Ensure equal opportunity and affirmatively further fair housing through the implementation of the following objectives:
 - 1. Carry out affirmative measures to ensure access to assisted housing regardless of race, religion, national origin, sexual orientation, familial status, or disability
 - 2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
 - 3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
 - 4. The agency will work to take the steps necessary to fully assess and implement the requirements set forth at 24 CFR § 5 Subpart A to:
 - a. Improve integrated living patterns and overcoming historic patterns of segregation;
 - b. Reduce racial and ethnic concentrations of poverty;
 - c. Reduce disparities by race, color, religion, sex, familial status, national origin, or disability in access to community assets such as education, transit access, and

employment, as well as exposure to environmental health hazards and other stressors that harm a person's quality of life; and

- d. Respond to disproportionate housing needs by protected class
- 5. Analysis of waiting lists and participant lists to ensure demographics in the jurisdiction are adequately served
 - a. Use of census data to determine demographic representation
 - b. Monitor agency 50058 reports to record and monitor demographic participation
- 6. Engage in targeted outreach for underserved populations
 - a. Newspaper advertisement
 - b. Social media presence
 - c. Community outreach
 - d. Focus groups
- 7. Application process accessible
 - a. Website availability
 - b. Accept applications in person, via mail, email, fax
 - c. Accessibility to other formats available
 - d. Application assistance available
 - e. Compliant applicant pulls from all waiting lists
- 8. Interview accessibility
 - a. LEP Plan
 - b. LEP options available for secondary languages spoken in area
 - i. Spanish
 - ii. French
- 9. Work done to identify and rectify impediments to fair housing
- 10. Reasonable accommodation and modification requests responded to promptly
- 11. Fair and consistent application of agency policy
- 12. Staff training, development, and accountability
- iii. Connect families with area resources to increase the percentage of employed persons in assisted families
 - a. Job Readiness (applications, resumes, interviewing)
 - b. Job Fairs
 - c. Furthering Education
 - d. Scholarships
 - e. Money Management
- iv. Develop and maintain positive and professional public awareness of the Knox County Housing Authority to the community
 - 1. Press releases on pertinent agency business and activities
 - 2. Regular communication with media outlets – interviews, commentary
 - 3. Speaking engagements
- v. Professional and knowledgeable staff
 - 1. Training in areas pertinent to compliance, operations, ethics, and performance of duty

2. Executive Director and Assistant Director completed Executive Director Education Program through Rutgers University – 2019
3. Training opportunities offered
 - a. Weekly include HUD guidance, online webinars
 - b. Monthly include webinars, onsite, or travel
4. Training topics engaged by agency staff
 - a. Regulation updates
 - b. Streamlining
 - c. HOTMA
 - d. Fair Housing
 - e. Occupancy
 - f. Maintenance work standards
 - g. Systems – PIC/EIV
 - h. Financial reporting
 - i. Board governance



**IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2024 – 03/31/2025 ANNUAL PLAN SUBMISSION
ATTACHMENT 4.0
HUD-50075 Section C.1 – Policy and Program Revisions**

1. Revisions to Policies and Programs
 - a. Each listed document available at www.knoxcountyhousing.org or upon request
 - b. New/Revised Policies:
 - i. Public Housing
 1. Admission and Continued Occupancy Policy (ACOP)
 - a. Updated regulatory requirements and citations
 - ii. Housing Choice Voucher Program
 1. Administrative Plan (Admin Plan)
 - a. Updated regulatory requirements and citations
 - iii. Procurement Policy
 - a. Updates based upon Notice PIH 2023-01.
 - c. Revisions to current policies and addition of new policies compliant with notice regulations set forth at 24 CFR §903.17
 - i. Documents posted for review at www.knoxcountyhousing.org
 - ii. Public Hearing/Resident Advisory Board (RAB) held 12/20/2023
 1. Resident Advisory Board
 - a. 17 residents in attendance
 - b. Minutes/comments attached to submission (ATTACHMENT 5)
 2. Public Hearing
 - a. Zero (0) general public attendees
 - b. Zero (0) general public comments received
 - iii. Policies and plan submission approved by Board of Commissioners 12/26/2023 in conjunction with certification of consistency with State Consolidated Plan (IHDA).



IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2024 – 03/31/2025 ANNUAL PLAN SUBMISSION
ATTACHMENT 5.0

HUD-50075 Section C.3 – Resident Advisory Board Comments

1. Resident Advisory Board Meeting

- a. 12/20/2023
 - i. Review of Capital Improvements planned
 - ii. Review of proposed lease/policy changes
- b. Minutes of the Resident Advisory Board Meeting (attached)
- c. Comments received and considered:

Comment: *General comments regarding tenant requests for future capital projects.*

- Install cameras in the elevators, laundry rooms and stairwells at the high rises;
- Improve lighting in the units;

Agency Response: All tenant requests for capital improvements will be considered by priority. Lighting is currently in the 5-year plan for site exteriors, though nothing is currently planned for unit interiors. CCTV surveillance cameras are an ongoing, annual operational and capital expense.

2. Public Hearing

- a. 12/20/2023
 - i. Review of Capital Improvements planned
 - ii. Review of proposed lease/policy changes
- b. Minutes of the Public Hearing (attached)
- c. Comments received and considered:

NONE RECEIVED

**MINUTES OF THE SPECIAL MEETING
OF THE RESIDENT ADVISORY BOARD
OF THE KNOX COUNTY HOUSING AUTHORITY
December 20, 2023**

The meeting of the Resident Advisory Board of the Knox County Housing Authority was held at 11:30 a.m. in the Moon Towers Community Room. The following persons attended the meeting:

PRESENT: Arthur W., HCV Program
 Demetrius, HCV Program
 John L., HCV Program
 William Simmons, Moon Towers
 Tee Dell Pierce, Blue Bell Tower
 Lisa Johnson, Blue Bell Tower
 Brenda Sanchez, Blue Bell Tower
 Debbie Watkins, Blue Bell Tower
 Dee Hitz, Blue Bell Tower
 Christy Pendergrass, Cedar Creek Place
 Susan Imler, Moon Towers
 Marilyn Sanders, Moon Towers
 Billy Polillo, Moon Towers
 Judy Cone, Moon Towers
 Schelia Ayers, Moon Towers
 Debra Wisely, Moon Towers
 Tequana Baylock, HCV Program

ALSO PRESENT: Derek Antoine, Executive Director
 Cheryl Lefler, Assistant Director
 Brandi Watkins, Property Manager-Moon Towers
 Ashley Larimer, Property Manager-Family Sites
 Randi Pierce, Occupancy Specialist-Family Sites
 Kim Longenecker, HCV Program Manager
 Kim Brannon-Sibley, Participant Engagement Manager

The meeting opened with introductions as each attendee gave their name, where they live and something that they are looking forward to in the coming new year.

Ms. Lefler welcomed everyone to the meeting and explained that the purpose of the meeting was to review proposed policy changes. Additionally, Capital Fund Program projects in the annual and five-year plans would be reviewed. Ms. Lefler said there would be an opportunity for comment and discussion.

Then, Mr. Antoine said that there will not be any changes to the Public Housing Dwelling Lease. There will, however, be changes in the Admissions and Continued Occupancy Plan and the HCV Administrative Plan related to the final rule issued regarding HOTMA (Housing Opportunities Through Modernization Act of 2016. Mr. Antoine highlighted the following:

- How annual income will be calculated;
- Excluded income;
- Assets;
- Dependent deduction and allowance structure;
- Elderly deduction; and
- Medical threshold changing from 3% to 10%

Mr. Antoine also mentioned that the agency will likely be inspected in 2024 under the NSPIRE protocol.

The proposed policies have been posted for review and comment and will be approved by the Board of Commissioners at its 12/26/2023 meeting. Then the changes will be sent to HUD with the agency annual plan in January.

Then, Ms. Lefler referenced the 2021 plan and five-year plan for the Capital Fund Program (2021-2025). She highlighted the projects that would be included in the

current year CFP plan: Phase 4 of the 504 project which includes new roofs at Moon Towers, new pavilion at Blue Bell Tower, accessible playgrounds at the family sites, interior and exterior lighting at all sites, video surveillance additions, site/c. rete work and parking lots to name some of the projects). The five-year plan is a comprehensive list of projects that the agency would like to complete if adequate funding is available.

Then, Ms. Lefler asked attendees for their input on what should be included on a "wish list" of projects (some of which are already included in the 5-year plan). The following list is what resulted from the group discussion:

- Install cameras in the elevators, laundry rooms and stairwells at the high rises;
- Improve lighting in the units as well as site lighting;
- Parking lot resurfacing;
- New community room furniture.

Other issues included in the meeting discussion were the following:

- Aggressive dogs;
- General safety issues;
- People driving in the courts at Cedar Creek Place;
- People not living at Moon Towers doing laundry there; and
- Tenants do not clean up after their pets.

Attendees were encouraged to report issues to their program managers and assured that such concerns would be addressed directly in accordance with the lease.

Hearing no further discussion, the meeting was adjourned at 1:15 p.m.

Respectfully submitted,

Cheryl Lefler

Assistant Director



PUBLIC NOTICE

GALESBURG, IL, 11/01/2023: The Knox County Housing Authority (KCHA) hereby announces its annual policy revisions and planning processes in accordance with federal regulations. 24 CFR § 903.17 requires a public housing authority to “Make the proposed PHA plan(s), the required attachments and documents related to the plans, and all relevant information available for inspection by the public at the principal office of the PHA during normal business hours.”

The **KCHA Annual Plan and Associated Documents for FYE 03/31/2025** are hereby made available for review:

- Public Housing Admissions and Continued Occupancy Policy (ACOP)
- Housing Choice Voucher Program Administrative Plan (Admin Plan)
- KCHA Public Housing Lease

The documents are available for review at the following locations:

- Central Office Cost Center: 216 W. Simmons St. Galesburg, IL 61401
- Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401
- Cedar Creek Place: 1598 McKnight St. Galesburg, IL 61401
- Bluebell Tower: 300 N. Jefferson St. Abingdon, IL 61410
- www.knoxcountyhousing.org

The KCHA will hold a public hearing regarding the proposed PHA Annual Plan submissions at the following location, date, and time:

- **Wednesday, December 20, 2023 @ 11:00 AM**
- **Moon Towers Community Room**
255 W. Tompkins St.
Galesburg, IL 61401

The general public is invited to present either oral or written comments on the proposed plans. Interested persons who do not wish to attend the hearing may also submit comments for review. Comments or questions regarding this notice should be addressed to:

Derek Antoine, Executive Director
Annual Plan Review and Comment
Knox County Housing Authority
216 W. Simmons St.
Galesburg, IL 61401
(309) 342.8129 ext. 1223
dantoine@knoxhousing.org

The Knox County Housing Authority is an equal opportunity housing provider.





IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2024 – 03/31/2025 ANNUAL PLAN SUBMISSION
ATTACHMENT 6.0
HUD-50075 Section D.1 – Capital Improvements

1. See HUD Forms 50075.1 and 50075.2 approved by HUD for open CFP Grants (attached)
 - a. Open Annual Grants
 - i. IL01P08550120
 - ii. IL01P08550121
 - iii. IL01P08550122
 - iv. IL01P08550123
 - b. Five-Year Plan
 - i. Action Plan for CY2021 through CY2025
 1. Original submission 08/26/2021
 2. Approval: 09/09/2021
 3. Modifications
 - a. 09/12/2022
 - b. 09/22/2022
 - c. 05/15/2023
2. This reference statement is intended to mean that the 50075.2 describes the capital improvements necessary to ensure long-term physical and social viability of the projects as prioritized in the 2014 green physical needs assessment (GPNA).
3. IL085 Five Year Action Plan 2021-2025 currently in place.

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550120 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$200,000.00				
3	1408 Management Improvement					
4	1410 Administration	\$100,000.00				
5	1480 General Capital Activity	\$859,834.00				
6	1492 MovingToWorkDemonstration					
7	1501 Collater Exp / Debt Srvc					
8	1503 RAD-CFP					
9	1504 Rad Investment Activity					
10	1505 RAD-CPT					
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)					

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550120 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
12	9000 Debt Reserves					
13	9001 Bond Debt Obligation					
14	9002 Loan Debt Obligation					
15	RESERVED					
16	RESERVED					
17	RESERVED					
18a	RESERVED					
18ba	RESERVED					
19	RESERVED					
20	RESERVED					
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,159,834.00				

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550120 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Activities					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director /s/ MGQ858	Date 07/28/2020	Signature of Public Housing Director	Date
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(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550121 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$200,000.00				
3	1408 Management Improvement					
4	1410 Administration	\$100,000.00				
5	1480 General Capital Activity	\$909,310.00				
6	1492 MovingToWorkDemonstration					
7	1501 Collater Exp / Debt Srvc					
8	1503 RAD-CFP					
9	1504 Rad Investment Activity					
10	1505 RAD-CPT					
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)					

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550121 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
12	9000 Debt Reserves					
13	9001 Bond Debt Obligation					
14	9002 Loan Debt Obligation					
15	RESERVED					
16	RESERVED					
17	RESERVED					
18a	RESERVED					
18ba	RESERVED					
19	RESERVED					
20	RESERVED					
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,209,310.00				

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary					
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550121 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director /S/ MGQ858	Date 09/10/2021	Signature of Public Housing Director	Date
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(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary					
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550122 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$200,000.00	\$200,000.00		
3	1408 Management Improvement	\$25,000.00	\$50,000.00		
4	1410 Administration	\$100,000.00	\$100,000.00		
5	1480 General Capital Activity	\$1,142,361.00	\$1,117,361.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550122 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
12	9000 Debt Reserves					
13	9001 Bond Debt Obligation					
14	9002 Loan Debt Obligation					
15	RESERVED					
16	RESERVED					
17	RESERVED					
18a	RESERVED					
18ba	RESERVED					
19	RESERVED					
20	RESERVED					
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,467,361.00	\$1,467,361.00			

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
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Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550122 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Activities					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director /s/ MGQ858	Date 05/17/2023	Signature of Public Housing Director	Date
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(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550123 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$250,000.00				
3	1408 Management Improvement					
4	1410 Administration	\$100,000.00				
5	1480 General Capital Activity	\$1,164,974.00				
6	1492 MovingToWorkDemonstration					
7	1501 Collater Exp / Debt Srvc					
8	1503 RAD-CFP					
9	1504 Rad Investment Activity					
10	1505 RAD-CPT					
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)					

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary					
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550123 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,514,974.00			

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary						
PHA Name: Knox County Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL01P08550123 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Activities					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director /s/ MGQ858	Date 09/07/2023	Signature of Public Housing Director	Date
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(1) To be completed for the Performance and Evaluation Report
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 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/15/2023

Approved By: DAWSON, WILLIAM

Part I: Summary						
PHA Name : Knox County Housing Authority		Locality (City/County & State)				
PHA Number: IL085		<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
	MOON TOWERS (IL085000001)	\$570,000.00	\$548,000.00	\$360,000.00	\$80,000.00	\$715,000.00
	FAMILY HOUSING (IL085000002)	\$487,310.00	\$639,361.00	\$833,974.00	\$1,277,974.00	\$553,000.00
	BLUE BELL TOWER (IL085000003)	\$52,000.00	\$180,000.00	\$221,000.00	\$57,000.00	\$146,974.00



**IL085 KNOX COUNTY HOUSING AUTHORITY
FY 04/01/2024 – 03/31/2025 ANNUAL PLAN SUBMISSION
ATTACHMENT 7.0
Challenged Elements**

1. At the time of submission, there have been no challenged elements.

RESOLUTION 2023-14

December 26, 2023
Board of Commissioners
Derek Antoine, Executive Director
Certifications of Compliance with PHA Plan Submission 01/16/2024

NOW, THEREFORE, BE IT RESOLVED BY THE KNOX COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS (BOARD) THAT:

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Annual Plan Submission for FYE 03/31/2025 is hereby approved and adopted.
3. The Annual Plan presented for submission are in compliance with the requirements set forth in the Quality Housing and Work Responsibility (QHWRA) Act of 1998 and Notice PIH-2015-18.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 01/01/2024.

RESOLVED: December 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)



Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

190 S. Kellogg St.
P.O. Box 308
Galesburg, Illinois 61402-0308
Phone (309) 345-2255
Fax (309) 345-2258

December 26, 2023

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

1. Review file, prepare summons, complaint, exhibits, affidavit, file and appear in the following FED cases¹:

Areale Holmes (1591 McKnight St.)	1 st Appr. - JD
Ashley Vickers (563 Iowa Ave.)	1 st Appr. - ASTI 11/30/23 CT 12/28/23
Raven Harris (1525 McKnight St.)	1 st Appr. - CD
Alisha Ehrhardt (170 S. West St. #417)	1 st Appr. - JD/AO
Carol Osborn (170 S. West St. #716)	1 st Appr. - CD
Annalisa Wagoner (1577 McKnight St.)	1 st Appr. - CT 12/07/23 STO
Dion Jones (170 S. West St. #620)	1 st Appr. - JD
Tosha Bornsen (505 Iowa Ct.)	1 st Appr. - CT 11/30/23 - CD
Travis Campbell (300 N. Jefferson St. #207)	1 st Appr. - CT 11/30/23 CT 12/28/23

¹ Acronyms: FED - forcible entry and detainer, AO - agreed order, CD - case dismissed, JD for judgment, STO - stipulated order upon default JD issued, CT for continued, STI for summons to issue and ASTI for alias summons to issue, CMC case management conference, VMO for voluntary move out, VJCD for vacated judgment case dismissed, ACBA - application for court based assistance, and BW (Atty Bart Wolek) or TM (Atty Tracey Mergener) for Prairie State Legal Services.

Biannca Johnson (1991 E. Knox St.)	1 st Appr. - CT 11/30/23 - CD
Harris & Morgan (530 Michigan Ave.)	1 st Appr. - STO
Jasmine Casey (540 Iowa Ave.)	1 st Appr. - CD
Latrese Alexander (521 Iowa Ave.)	1 st Appr. - CD
Jeremy Jacobs (255 W. Tompkins St. #205)	1 st Appr. - JD
Knowledge Williams (170 S. West St. #815)	1 st Appr. - CD
Kiara Crowell (1993 E. Knox St.)	1 st Appr. - JD
Christi Mann (170 S. West St. #223)	1 st Appr. - CD (moved)
Darren Crowell (170 S. West St. @823)	1 st Appr. - CT 11/30/23
Destiny Dixon (36 Iowa Ave.)	1 st Appr. - 11/30/23 - JD
Jessica Anthony (1587 McKnight St.)	1 st Appr. - 11/30/23 - JD
Cameron Ambrose (170 S. West St. #113)	1 st Appr. - 11/30/23 CT 12/28/23
Brilee Steilow (1584 McKnight St.)	1 st Appr. - 11/30/23 - CD
Smokey Shumaker (472 Iowa Ave.)	1 st Appr. - 11/30/23 - JD
Ashley May (1533 McKnight St.)	1 st Appr. - 11/30/23
Chante Morrison (510 Michigan Ave.)	1 st Appr. - 11/30/23 - CD
Carmen Knight (1597 McKnight St.)	1 st Appr. - 11/30/23 - CD
Raven Harris (1525 McKnight St.)	1 st Appr. - 11/30/23 - CD
Jason Cole (300 N. Jefferson St.)	1 st Appr. - 12/14/23 CT 12/28/23

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq., of JACK P. BALL, P.C.